

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/15 MAXIA ROAD DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/30 PAULA CRESCENT DONCASTER EAST VIC 3109	\$780,000	20-Oct-25
1/66 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$780,000	07-Nov-25
2/27 DRYDEN STREET DONCASTER EAST VIC 3109	\$836,000	18-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 March 2026



**2/30 PAULA CRESCENT
DONCASTER EAST VIC 3109**

2 1 1

Sold Price **\$780,000** Sold Date **20-Oct-25**

Distance **0.93km**



**1/66 BLACKBURN ROAD
DONCASTER EAST VIC 3109**

2 1 1

Sold Price Sold Date **07-Nov-25**

Distance **0.33km**



**2/27 DRYDEN STREET
DONCASTER EAST VIC 3109**

2 1 1

Sold Price **\$836,000** Sold Date **18-Oct-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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