

# 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

18a Maldon Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,671,900 Property Type House Suburb Doncaster East

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 six 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 |
|---|-----------------------------------|-------------|--------------|
| 1 | 65A Maggs St DONCASTER EAST 3109  | \$1,660,000 | 26/11/2025   |
| 2 | 9 Rosamond Cr DONCASTER EAST 3109 | \$1,681,000 | 25/10/2025   |
| 3 | 9 Homebush Ct DONCASTER EAST 3109 | \$1,700,000 | 01/11/2025   |

**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 six months.~~

This Statement of Information was prepared on:

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Shaun Wang

8841 4888

0433 958 818

shaunwang@jellisrcraig.com.au

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2025: \$1,671,900



 4  3  2

**Property Type:** Townhouse

**Land Size:** 343 sqm approx

Agent Comments

## Comparable Properties



**65A Maggs St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,660,000

**Method:** Sold Before Auction

**Date:** 26/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 385 sqm approx



**9 Rosamond Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,681,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 395 sqm approx



**9 Homebush Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 324 sqm approx

Account - Jellis Craig | P: 03 8841 4888