

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2025

to

31 Jan 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
2/27 DRYDEN STREET DONCASTER EAST VIC 3109	\$836,000	18-Oct-25
5/1 LEEDS STREET DONCASTER EAST VIC 3109	\$772,000	30-Aug-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: 19 February 2026



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

2 1 1

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

Distance **0.93km**



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

2 1 1

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

Distance **1.39km**



**5/1 LEEDS STREET DONCASTER  
EAST VIC 3109**

2 1 1

Sold Price **\$772,000** Sold Date **30-Aug-25**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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