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	16 Maldon Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,577,500 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 30/09/2025 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	15 Maldon Cr DONCASTER EAST 3109	$1,716,000	30/08/2025
2	14 Buvelot Wynd DONCASTER EAST 3109	$1,600,000	26/07/2025
3	5 Friars Ct DONCASTER EAST 3109	$1,555,000	28/06/2025

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: 11/11/2025 17:33

16 Maldon Crescent, Doncaster East Vic 3109

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending September 2025: $1,577,500

Comparable Properties



15 Maldon Cr DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,716,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



14 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,600,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



5 Friars Ct DONCASTER EAST 3109 (VG)

4 - -

Price: $1,555,000
Method: Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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