#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	11 Argus Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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#### Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	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

7,01	aress of comparable property	1 1100	Date of Sale
1	8 Mowbray Ct DONCASTER EAST 3109	\$1,700,000	13/09/2025
2	7 Abelia St DONCASTER EAST 3109	\$1,642,000	19/07/2025
3	35 Hunt St DONVALE 3111	\$1,557,000	05/07/2025

#### 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:	07/10/2025 11:39



Date of sale











**Property Type:** House **Land Size:** 734 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2025: \$1,689,000

## Comparable Properties



8 Mowbray Ct DONCASTER EAST 3109 (REI)

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3

**Price:** \$1,700,000 **Method:** Auction Sale **Date:** 13/09/2025

**Property Type:** House (Res) **Land Size:** 656 sqm approx

**Agent Comments** 

7 Abelia St DONCASTER EAST 3109 (REI)



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**3** 2

**Agent Comments** 

**Price:** \$1,642,000 **Method:** Auction Sale **Date:** 19/07/2025

**Property Type:** House (Res) **Land Size:** 658 sqm approx



35 Hunt St DONVALE 3111 (REI/VG)

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Agent Comments

Price: \$1,557,000 Method: Auction Sale Date: 05/07/2025

**Property Type:** House (Res) **Land Size:** 650 sqm approx

Account - Barry Plant | P: 03 9842 8888





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