

# 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

11 Argus 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 \$1,689,000 Property 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	Price	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



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**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)**

**Agent Comments**

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**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

**7 Abelia St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4    2    2

**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)**

**Agent Comments**

 4    2    2

**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**