

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 Murphy Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,536,750

Property Type

House

Suburb

Doncaster East

Period - From

24/09/2025

to

23/09/2026

Source

Property Data

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	1 Linden Ct DONCASTER 3108	\$1,375,000	01/08/2026
2	10 Bembooka Ct DONCASTER 3108	\$1,250,000	11/07/2026
3	6 Board St DONCASTER 3108	\$1,270,000	18/04/2026

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:

24/09/2026 15:10



 4  2  2

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
24/09/2025 - 23/09/2026: \$1,536,750

Comparable Properties



1 Linden Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,375,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 727 sqm approx



10 Bembooka Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 805 sqm approx



6 Board St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,270,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 7
Property Type: House (Res)
Land Size: 733 sqm approx

Account - Barry Plant | P: 03 9874 3355