

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

15 Murphy Road, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$1,300,000

 &

\$1,400,000

Median sale priceMedian price

\$1,565,000

 Property type

House

 Suburb

Doncaster East

Period - From

April 2025

 to

June 2025

 Source

REIV

Comparable property sales

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. 10 Murphy Road, Doncaster East	\$ 1,495,000	16/08/2025
2. 119 Church Road, Doncaster	\$ 1,450,000	31/05/2025
3. 7 Old Orchard Way, Doncaster	\$ 1,457,000	12/03/2025

This Statement of Information was prepared on:

21/08/2025

Comparable properties



\$ 1,495,000

10 Murphy Road, Doncaster East, Victoria

DATE: 16/08/2025

PROPERTY TYPE: HOUSE



2



1



668 sqm



\$ 1,450,000

119 Church Road, Doncaster, Victoria

DATE: 31/05/2025

PROPERTY TYPE: HOUSE



3



1



3



654 sqm



\$ 1,457,000

7 Old Orchard Way, Doncaster, Victoria

DATE: 12/03/2025

PROPERTY TYPE: HOUSE



4



1



1



652 sqm x

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Average of only
21 days on market



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