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 Including suburb and postcode 19a Argus Crescent, Doncaster East Vic 3109	
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Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$1,582,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2024	to	31/03/2025		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	6a Richard St DONCASTER EAST 3109	\$2,268,888	20/03/2025
2	26a Champion St DONCASTER EAST 3109	\$2,128,000	28/02/2025
3	5a Champion St DONCASTER EAST 3109	\$2,128,000	20/02/2025

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:	06/06/2025 11:58



Date of sale











Property Type:
Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending March 2025: \$1,582,000

Comparable Properties



6a Richard St DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$2,268,888 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 343 sqm approx



26a Champion St DONCASTER EAST 3109 (REI/VG)







3

Price: \$2,128,000 **Method:** Private Sale **Date:** 28/02/2025

Property Type: Townhouse (Res) **Land Size:** 363 sqm approx

Agent Comments



5a Champion St DONCASTER EAST 3109 (REI)

4 = 3

Price: \$2,128,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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