

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

19a Argus Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,582,000

Property 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	Price	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



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)

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)

Agent Comments



Price: \$2,128,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



5a Champion St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$2,128,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Townhouse (Res)