

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

2B Murphy Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,700,000

&

\$1,750,000

Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

to

30/09/2024

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	142 Church Rd DONCASTER 3108	\$1,580,000	11/11/2024
2	3 Layman Ct DONCASTER EAST 3109	\$1,800,000	09/11/2024
3	26 Woodhouse Rd DONCASTER EAST 3109	\$1,520,000	08/11/2024

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:

28/11/2024 13:09



 4  4  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,750,000
Median House Price
September quarter 2024: \$1,447,500

Comparable Properties



142 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000
Method: Sold Before Auction
Date: 11/11/2024
Property Type: House (Res)



3 Layman Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  4  2

Price: \$1,800,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 382 sqm approx



26 Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,520,000
Method: Private Sale
Date: 08/11/2024
Property Type: House (Res)
Land Size: 358 sqm approx

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