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

Price Range	$1,450,000	&	$1,550,000

Median sale price

Median price	$1,471,500	Property Type	House	Suburb	Doncaster (3108)
Period - From	16/01/2024	to	15/01/2025	Source	Property Data

Comparable property sales

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
6 FRIARS COURT, DONCASTER EAST VIC 3109	$1,493,000	24/08/2024
15 BARRABOOL STREET, DONCASTER EAST VIC 3109	$1,520,000	03/08/2024
25 QUEENS AVENUE, DONCASTER VIC 3108	$1,468,000	03/08/2024

This Statement of Information was prepared on: 16/01/2025

WE DELIVER... Biggin&Scott