

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

11 Argus Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,570,000

&

\$1,670,000

Median sale price

Median price

\$1,689,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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	8 Mowbray Ct DONCASTER EAST 3109	\$1,700,000	13/09/2025
2	7 Abelia St DONCASTER EAST 3109	\$1,642,000	19/07/2025
3	35 Hunt St DONVALE 3111	\$1,557,000	05/07/2025

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:

20/10/2025 12:29



 4  2  2

Property Type: House
Land Size: 734 sqm approx
Agent Comments

Indicative Selling Price
\$1,570,000 - \$1,670,000
Median House Price
September quarter 2025: \$1,689,000

Comparable Properties



8 Mowbray Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 656 sqm approx

7 Abelia St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,642,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 658 sqm approx



35 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,557,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx