

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,580,000

### 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	16 Heysen Gr DONCASTER EAST 3109	\$1,430,000	11/10/2025
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:

08/12/2025 12:21



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**Property Type:** House (Res)  
**Land Size:** 734 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,580,000  
**Median House Price**  
September quarter 2025: \$1,689,000

## Comparable Properties



**16 Heysen Gr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx

**7 Abelia St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

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**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