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 |
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| | |

Indicative selling price

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

Single price \$1,580,000

Median sale price

| Median price | \$1,689,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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)

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Price: \$1,430,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: House (Res) **Land Size:** 576 sqm approx

Agent Comments

7 Abelia St DONCASTER EAST 3109 (REI/VG)



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Agent Comments

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)

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Price: \$1,557,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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