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	2A Murphy Road, Doncaster, VIC 3108

Indicative selling price

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

Price Range	$1,350,000	&	$1,450,000

Median sale price

Median price	$1,485,000	Property Type	House	Suburb	Doncaster (3108)
Period - From	03/03/2024	to	02/03/2025	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
20 GROVER ROAD, DONCASTER VIC 3108	$1,432,000	23/10/2024
45 BELINDA CRESCENT, DONCASTER EAST VIC 3109	$1,450,000	12/10/2024
296A CHURCH ROAD, TEMPLESTOWE VIC 3106	$1,450,000	04/10/2024

This Statement of Information was prepared on: 03/03/2025

WE DELIVER... Biggin & Scott