

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

10 Murphy Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/06/2025 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	4 Towong Ct DONCASTER EAST 3109	\$1,493,000	21/06/2025
2	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025
3	3 Woorarra Av DONCASTER EAST 3109	\$1,480,500	17/04/2025

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: 15/08/2025 10:21



Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2025: \$1,565,000

Comparable Properties



4 Towong Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,493,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx



7 Friars Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 21/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 648 sqm approx



3 Woorarra Av DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,480,500
Method: Auction Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Account - Jellis Craig | P: 98305966