

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

\$1,200,000

&

\$1,300,000

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	7 Friars Ct DONCASTER EAST 3109	\$1,350,000	21/06/2025
2	2 Baratta St DONCASTER EAST 3109	\$1,215,000	31/05/2025
3	50 Boyd St DONCASTER 3108	\$1,280,000	15/03/2025

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:

22/07/2025 10:36



 4  1  2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2025: \$1,565,000

Comparable Properties



7 Friars Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

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



2 Baratta St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$1,215,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 734 sqm approx



50 Boyd St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,280,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 654 sqm approx

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