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	10 Murphy Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,565,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

Khom Falla 0497 282 260





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)

Price: \$1,350,000 Method: Auction Sale Date: 21/06/2025

Rooms: 5

Property Type: House (Res) Land Size: 648 sqm approx **Agent Comments**



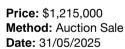
2 Baratta St DONCASTER EAST 3109 (REI)

3





Agent Comments



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



50 Boyd St DONCASTER 3108 (REI/VG)



Agent Comments

Price: \$1,280,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 654 sqm approx

Account - Jellis Craig | P: 98305966





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