

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

19a Argus Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2025

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	34 Dunoon St DONCASTER 3108	\$1,875,000	12/06/2025
2	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025
3	9A Ireland Av DONCASTER EAST 3109	\$1,900,000	15/02/2025

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:

30/07/2025 12:13



4
 4
 2

Property Type: House
Land Size: 325 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 June quarter 2025: \$1,565,000

Comparable Properties



34 Dunoon St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$1,875,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: Townhouse (Single)
Land Size: 344 sqm approx



19 Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,900,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 365 sqm approx



9A Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,900,000
Method: Private Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 386 sqm approx