

# 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

3/3 Thiele Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$1,556,500

Property Type

House

Suburb

Doncaster

Period - From

01/01/2025

to

31/12/2025

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	2/1 Thomas Ct DONCASTER 3108	\$1,260,000	07/03/2026
2	5 Ross St DONCASTER EAST 3109	\$1,268,000	25/10/2025
3			

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:

12/03/2026 16:27

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4 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,200,000

**Median House Price**

Year ending December 2025: \$1,556,500

## Comparable Properties



**2/1 Thomas Ct DONCASTER 3108 (REI)**

Agent Comments

4 2 2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 07/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 214 sqm approx



**5 Ross St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,268,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 289 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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