

# 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

4/3 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)

Range between \$1,450,000 & \$1,500,000

### 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	142a Church Rd DONCASTER 3108	\$1,508,000	23/09/2025
2			
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: 20/02/2026 13:00

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**Indicative Selling Price**

\$1,450,000 - \$1,500,000

**Median House Price**

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



 4    3    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



142a Church Rd DONCASTER 3108 (VG)

Agent Comments

 4    -    -

**Price:** \$1,508,000

**Method:** Sale

**Date:** 23/09/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 367 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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