

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 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,388,000

Median sale price

Median price

\$1,577,500

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2024

to

30/09/2025

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	27 Worthing Av DONCASTER EAST 3109	\$1,490,000	15/11/2025
2	80 Thea Gr DONCASTER EAST 3109	\$1,375,000	04/10/2025
3	15 Murphy Rd DONCASTER EAST 3109	\$1,350,000	15/09/2025

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:

12/12/2025 14:18

Nicole Qiu
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3 bedrooms, 1 bathroom, 2 cars

Property Type: House
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,388,000
Median House Price
Year ending September 2025: \$1,577,500

Comparable Properties



27 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$1,490,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 811 sqm approx



80 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 4 cars

Price: \$1,375,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 724 sqm approx



15 Murphy Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$1,350,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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