

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 304/6 Thiele Street, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$999,000

Median sale price

Median price \$670,000

Property type Apartment

Suburb Doncaster

Period - From Oct 2024

to

Dec 2024

Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 203/1 Sovereign Point Court, Doncaster	\$ 1,015,000	15/02/2024
2. 23/3-4 Sovereign Point Court, Doncaster	\$ 910,000	18/09/2024
3. 1002/5 Elgar Court, Doncaster	\$ 1,080,000	22/03/2024

This Statement of Information was prepared on: 20/02/2025

Comparable properties



\$ 1,015,000

203/1 Sovereign Point Court, Doncaster, Victoria

DATE: 15/02/2024

PROPERTY TYPE: APARTMENT



\$ 910,000

23/3-4 Sovereign point Court, Doncaster, Victoria

DATE: 18/09/2024

PROPERTY TYPE: APARTMENT



\$ 1,080,000

1002/5 Elgar Court, Doncaster, Victoria

DATE: 22/03/2024

PROPERTY TYPE: APARTMENT



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Our Difference



Average of only 21 days on market



We pay your marketing fees



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