

# 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 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 \$1,050,000

### Median sale price

Median price \$697,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2024

to 30/09/2024

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	23/3 Sovereign Point Ct DONCASTER 3108	\$910,000	23/09/2024
2	6005/2 Sovereign Point Ct DONCASTER 3108	\$1,125,000	24/07/2024
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:

10/12/2024 16:33



3   
 2   
 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$1,050,000

**Median Unit Price**  
 September quarter 2024: \$697,500

## Comparable Properties



**23/3 Sovereign Point Ct DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

3   
 2   
 2

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Apartment



**6005/2 Sovereign Point Ct DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

3   
 2   
 2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** Apartment

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.

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