

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

1/3 Thiele Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,350,000

&

\$1,400,000

Median sale price

Median price

\$1,230,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

22/01/2025

to

21/01/2026

Source

Property Data

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 | 2/15 Beverley St DONCASTER EAST 3109 | \$1,380,000 | 15/11/2025 |
| 2 | 1/1 Thomas Ct DONCASTER 3108 | \$1,420,000 | 08/11/2025 |
| 3 | 4/103 Church Rd DONCASTER 3108 | \$1,400,000 | 15/10/2025 |

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:

22/01/2026 16:36

1/3 Thiele Street, Doncaster East Vic 3109



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median Townhouse Price
22/01/2025 - 21/01/2026: \$1,230,000

Comparable Properties



2/15 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)



1/1 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,420,000

Method: Private Sale

Date: 08/11/2025

Property Type: Townhouse (Res)



4/103 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: Townhouse (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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