

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

3/11 Thiele Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

26/11/2024

to

25/11/2025

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	6/945 Doncaster Rd DONCASTER EAST 3109	\$752,500	14/11/2025
2	8/33 Elizabeth St DONCASTER EAST 3109	\$1,010,000	22/10/2025
3	2/365 Manningham Rd DONCASTER 3108	\$960,000	11/10/2025

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:

26/11/2025 14:38



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

26/11/2024 - 25/11/2025: \$1,100,000

Comparable Properties



6/945 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$752,500

Method: Auction Sale

Date: 14/11/2025

Property Type: Townhouse (Res)



8/33 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



2/365 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$960,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 238 sqm approx

Account - Barry Plant | P: 03 9842 8888