

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

Single price

\$1,180,000

Median sale price

Median price

\$1,080,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

15/12/2024

to

14/12/2025

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	90 Harvest Ct DONCASTER 3108	\$750,000	03/12/2025
2	6/945 Doncaster Rd DONCASTER EAST 3109	\$752,500	14/11/2025
3	8/33 Elizabeth St DONCASTER EAST 3109	\$1,010,000	22/10/2025

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:

15/12/2025 12:22



 3  2  1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,180,000
Median Townhouse Price
15/12/2024 - 14/12/2025: \$1,080,000

Comparable Properties



90 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$750,000
Method: Private Sale
Date: 03/12/2025
Property Type: Townhouse (Single)



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

Account - Barry Plant | P: 03 9842 8888