

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 5 Thorncombe Walk, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

Median sale price

Median price \$1,644,000 Property Type House Suburb Doncaster East

Period - From 01/01/2026 to 31/03/2026 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	9 Larool CI DONCASTER EAST 3109	\$1,768,000	02/05/2026
2	9 Glen Orchard CI TEMPLESTOWE 3106	\$1,930,000	14/03/2026
3	7 Montreal Dr DONCASTER EAST 3109	\$1,680,000	08/11/2025

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: 04/05/2026 16:05



 4  2  2

Property Type: House (Res)

Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

March quarter 2026: \$1,644,000

Comparable Properties



9 Larool CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,768,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 767 sqm approx



9 Glen Orchard CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  3

Price: \$1,930,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 862 sqm approx



7 Montreal Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,680,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 787 sqm approx

Account - Barry Plant | P: 03 9842 8888