

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 Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,480,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Doncaster

Period - From 10/12/2024

to

09/12/2025

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	4/103 Church Rd DONCASTER 3108	\$1,400,000	15/10/2025
2	1/7 Whittens La DONCASTER 3108	\$1,432,000	24/08/2025
3	39a Ross St DONCASTER EAST 3109	\$1,430,000	23/08/2025

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:

10/12/2025 11:52

1/3 Thiele Street, Doncaster Vic 3108



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,480,000
Median Townhouse Price
10/12/2024 - 09/12/2025: \$1,080,000

Comparable Properties



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)



1/7 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,432,000
Method: Auction Sale
Date: 24/08/2025
Property Type: House (Res)



39a Ross St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,430,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 339 sqm approx

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



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