

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 \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 29/04/2025 to 28/04/2026 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	3/23 Calvin Cr DONCASTER EAST 3109	\$1,180,000	03/03/2026
2	4/334 George St DONCASTER 3108	\$1,220,000	28/02/2026
3	1/329 George St DONCASTER 3108	\$1,210,000	23/11/2025

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:

29/04/2026 13:53

1/3 Thiele Street, Doncaster Vic 3108



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
29/04/2025 - 28/04/2026: \$1,050,000

Comparable Properties



3/23 Calvin Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,180,000

Method: Auction Sale

Date: 03/03/2026

Property Type: Townhouse (Res)



4/334 George St DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$1,220,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



1/329 George St DONCASTER 3108 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,210,000

Method: Auction Sale

Date: 23/11/2025

Property Type: Townhouse (Res)

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



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