

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 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,388,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

to

31/03/2025

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	16 Arawata Dr DONCASTER EAST 3109	\$1,430,000	18/06/2025
2	54 Tunstall Rd DONVALE 3111	\$1,350,000	05/04/2025
3	26 Meryl St DONCASTER EAST 3109	\$1,380,000	21/03/2025

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:

20/06/2025 16:25

3 Thomas Street, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,388,000

Median House Price

March quarter 2025: \$1,570,000



3 1 2

Property Type: House

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



16 Arawata Dr DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,430,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House

Land Size: 726 sqm approx



54 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

3 1 3

Price: \$1,350,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: House (Res)

Land Size: 654 sqm approx



26 Meryl St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 21/03/2025

Property Type: House

Land Size: 732 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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