

# 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

2/15 Thomas Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$820,000

### Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2025

to

30/09/2025

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 | 2/61 Tunstall Rd DONVALE 3111        | \$777,000 | 20/09/2025   |
| 2 | 1/21 The Glen DONVALE 3111           | \$790,000 | 04/09/2025   |
| 3 | 17 Colchester Dr DONCASTER EAST 3109 | \$750,000 | 18/04/2025   |

**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:

16/10/2025 14:07



3 0

Rooms: 5

Property Type: Unit

Land Size: 326.712 sqm approx

Agent Comments

## Comparable Properties



2/61 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$777,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit



1/21 The Glen DONVALE 3111 (REI)

Agent Comments

3 1 2

Price: \$790,000

Method: Sold Before Auction

Date: 04/09/2025

Property Type: Unit

Land Size: 308 sqm approx

17 Colchester Dr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$750,000

Method: Sale

Date: 18/04/2025

Property Type: House (Res)

Land Size: 868 sqm approx