Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 2/15 Thomas Street, Doncaster East Vic 3109 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$760,000 & \$820,000 | Range between | \$760,000 | & | \$820,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$945,000 | Pro | perty Type U | nit | | Suburb | Doncaster East |
|---------------|------------|-----|--------------|-----|-------|--------|----------------|
| Period - From | 01/07/2025 | to | 30/09/2025 | So | ource | 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

| | aress of comparable property | 1 1100 | 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 |
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Date of sale

McGrath

Peter Dragic 03 9877 1277 0432 151 700 peterdragic@mcgrath.com.au

Indicative Selling Price \$760,000 - \$820,000 **Median Unit Price** September quarter 2025: \$945,000



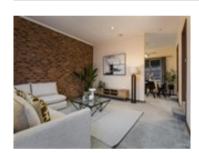
Rooms: 5

Property Type: Unit

Land Size: 326.712 sqm approx

Agent Comments

Comparable Properties



2/61 Tunstall Rd DONVALE 3111 (REI)

Price: \$777,000 Method: Auction Sale Date: 20/09/2025 Property Type: Unit

Agent Comments



1/21 The Glen DONVALE 3111 (REI)





Price: \$790,000

Method: Sold Before Auction

Date: 04/09/2025 Property Type: Unit

Land Size: 308 sqm approx

Agent Comments

17 Colchester Dr DONCASTER EAST 3109 (VG)





Price: \$750,000 Method: Sale Date: 18/04/2025

Property Type: House (Res) Land Size: 868 sqm approx

Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



