

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

2/25 Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Doncaster East

Period - From

28/07/2024

to

27/07/2025

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	2/8 Mantell St DONCASTER EAST 3109	\$1,020,000	19/07/2025
2	2/20 Amdura Rd DONCASTER EAST 3109	\$1,100,000	31/05/2025
3			

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:

28/07/2025 10:51

2/25 Thea Grove, Doncaster East Vic 3109



3 2 2

Property Type: Unit
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
28/07/2024 - 27/07/2025: \$910,000

Comparable Properties



2/8 Mantell St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit
Land Size: 279 sqm approx



2/20 Amdura Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,100,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

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.

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



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