

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

11 Thorncombe Walk, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,569,444 Property Type House Suburb Doncaster East

Period - From 13/10/2024 to 12/10/2025 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	1 Zerbe Av DONCASTER EAST 3109	\$2,051,000	26/07/2025
2	15 Towong Ct DONCASTER EAST 3109	\$2,018,000	19/07/2025
3	4 Huntingfield Dr DONCASTER EAST 3109	\$2,055,000	12/06/2025

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: 13/10/2025 11:48

11 Thorncombe Walk, Doncaster East Vic 3109



5 2 2

Property Type: House (Res)
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
13/10/2024 - 12/10/2025: \$1,569,444

Comparable Properties



1 Zerbe Av DONCASTER EAST 3109 (REI)

Agent Comments

5 3 4

Price: \$2,051,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 864 sqm approx



15 Towong Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$2,018,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 655 sqm approx



4 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$2,055,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: House (Res)
Land Size: 796 sqm approx

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



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