

# 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](http://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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