

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

12 Thorncombe Walk, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,780,000

&

\$1,880,000

Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2026

to

31/03/2026

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	5 Regency PI DONCASTER EAST 3109	\$1,830,000	21/02/2026
2	2 Jonquil Ct DONCASTER EAST 3109	\$1,907,000	29/11/2025
3	25 Monomeath CI DONCASTER EAST 3109	\$1,860,000	29/11/2025

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:

13/04/2026 16:39



Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



5 Regency PI DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 652 sqm approx



2 Jonquil Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,907,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 740 sqm approx



25 Monomeath CI DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,860,000

Method: Private Sale

Date: 29/11/2025

Property Type: House

Land Size: 650 sqm approx