

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

2/41 Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$848,000

Property Type

Unit

Suburb

Doncaster East

Period - From

27/04/2025

to

26/04/2026

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	2/14 Mantell St DONCASTER EAST 3109	\$900,000	18/04/2026
2	4/2 Daws Rd DONCASTER EAST 3109	\$1,025,000	04/04/2026
3	18/18 Peter St DONCASTER EAST 3109	\$950,000	14/03/2026

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:

27/04/2026 11:35



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

27/04/2025 - 26/04/2026: \$848,000

Comparable Properties



2/14 Mantell St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit



4/2 Daws Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 04/04/2026
Property Type: Unit
Land Size: 283 sqm approx



18/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: Townhouse (Res)

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