

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

2/9 Thomas Street, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,290,000

Median sale priceMedian price

\$823,000

Property type

Townhouse

Suburb

Doncaster East

Period - From

Oct 2025

to

Dec 2025

Source

REIV

Comparable property sales

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. 2A Avocet Street, Doncaster East	\$ 1,200,000	19/02/2026
2. 3/48 Greendale Road, Doncaster East	\$ 1,260,000	20/12/2025
3. 12A Ireland Avenue, Doncaster East	\$ 1,250,000	11/11/2025

This Statement of Information was prepared on:

2/04/2026

Comparable properties



\$ 1,200,00

2A Avocet Street, Doncaster East, Victoria

DATE: 19/02/2026

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm



\$ 1,260,000

3/48 Greendale Road, Doncaster East, Victoria

DATE: 20/12/2025

PROPERTY TYPE: TOWNHOUSE

 3  3
 2  sqm



\$ 1,250,000

12A Ireland Avenue, Doncaster East, Victoria

DATE: 11/11/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x

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