

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

3/1 Thomas Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$1,055,000

Property Type Townhouse

Suburb Doncaster

Period - From 14/04/2025

to

13/04/2026

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	1/1 Thomas Ct DONCASTER 3108	\$1,420,000	08/11/2025
2	2/1 Thomas Ct DONCASTER 3108	\$1,260,000	07/03/2026
3	3/8 Ruda St DONCASTER 3108	\$1,188,000	03/02/2026

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:

14/04/2026 17:26



4 2 2

Property Type: Townhouse
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,280,000
Median Townhouse Price
14/04/2025 - 13/04/2026: \$1,055,000

Comparable Properties

1/1 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

- - -

Price: \$1,420,000
Method:
Date: 08/11/2025
Property Type: House



2/1 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)
Land Size: 214 sqm approx



3/8 Ruda St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,188,000
Method: Private Sale
Date: 03/02/2026
Property Type: Townhouse (Single)
Land Size: 247 sqm approx