

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

46a Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2026

to

30/06/2026

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	1/20 Morna Rd DONCASTER EAST 3109	\$1,086,600	19/09/2026
2	93 Blackburn Rd DONCASTER EAST 3109	\$1,000,000	30/04/2026
3	1/29 Lynne St DONVALE 3111	\$1,100,000	09/04/2026

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:

21/09/2026 15:59

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,470,000



3 2 2

Property Type: House

Land Size: 441 sqm approx

Agent Comments

Comparable Properties



1/20 Morna Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,086,600

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 341 sqm approx



93 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: House (Res)

Land Size: 383 sqm approx



1/29 Lynne St DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 09/04/2026

Property Type: Unit

Land Size: 291 sqm approx

Account - Jellis Craig | P: 03 8841 4888