

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

5 Thorncombe Walk, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,700,000

&

\$1,780,000

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	9 Larool CI DONCASTER EAST 3109	\$1,768,000	02/05/2026
2	9 Glen Orchard CI TEMPLESTOWE 3106	\$1,930,000	14/03/2026
3	7 Montreal Dr DONCASTER EAST 3109	\$1,680,000	08/11/2025

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:

13/05/2026 16:58



 4  2  2

Property Type: House
Land Size: 821 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,780,000
Median House Price
March quarter 2026: \$1,644,000

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.

Comparable Properties



9 Larool CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,768,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



9 Glen Orchard CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  3

Price: \$1,930,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 862 sqm approx



7 Montreal Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,680,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 787 sqm approx

Account - Barry Plant | P: 03 9842 8888