HudsonBond
9840 7700
sales@hudsonbond.com.au

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	204/6 Thiele Street, Doncaster

Indicative selling price

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

Single price	$648,000

Median sale price

Median price	$687,000	Property type	Unit	Suburb	Doncaster
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. 516/600 Doncaster Road, Doncaster	$ 652,500	11/12/2025
2. 119/632 Doncaster Road, Doncaster	$ 570,000	7/12/2025
3. 714/632 Doncaster Road, Doncaster	$ 670,000	30/09/2025

This Statement of Information was prepared on: 18/03/2026

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Comparable properties



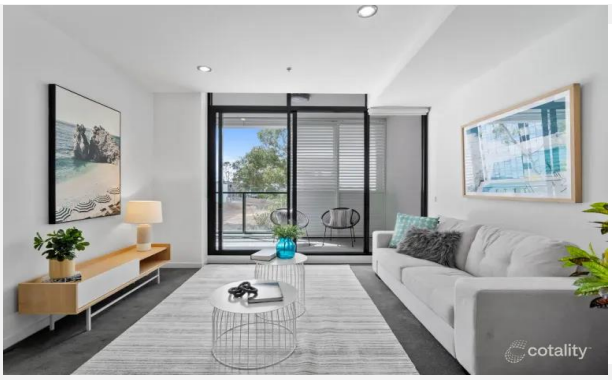
$ 652,500

516/600 Doncaster Road, Doncaster, Victoria

DATE: 11/12/2025

PROPERTY TYPE: APARTMENT

2 2
2 sqm



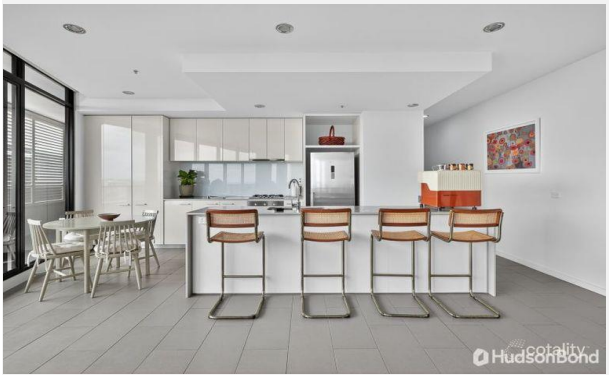
$ 570,000

119/632 Doncaster Road, Doncaster, Victoria

DATE: 7/12/2025

PROPERTY TYPE: APARTMENT

2 2
2 sqm



$ 670,000

714/632 Doncaster Road, Doncaster, Victoria

DATE: 30/09/2025

PROPERTY TYPE: APARTMENT

2 2
2 sqm

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