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 Tidcombe Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price	$1,780,000

Median sale price

Median price	$1,689,000	Property Type	House	Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025	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	12 Valencia Tce TEMPLESTOWE 3106	$1,781,000	13/09/2025
2	26 Jenkins Dr TEMPLESTOWE 3106	$1,941,000	26/06/2025
3	17 Oliver Rd TEMPLESTOWE 3106	$1,870,000	10/06/2025

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: 03/11/2025 10:28

3 Tidcombe Crescent, Doncaster East Vic 3109

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au

Indicative Selling Price
$1,780,000
Median House Price
September quarter 2025: $1,689,000



4 3 2

Property Type: House
Land Size: 892 sqm approx

Agent Comments

Comparable Properties



12 Valencia Tce TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,781,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 1087 sqm approx

Agent Comments



26 Jenkins Dr TEMPLESTOWE 3106 (REI/VG)

5 2 2

Price: $1,941,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 819 sqm approx

Agent Comments



17 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

5 3 2

Price: $1,870,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 1016 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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