

## 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

515/65 STABLES CIRCUIT DONCASTER VIC 3108

### Indicative selling price

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

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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

301/3 TANNOCK STREET BALWYN NORTH VIC 3104	\$583,888	12-Aug-24
3/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$595,000	29-Jun-24
8/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$600,000	05-Jul-24

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 6 months.

This Statement of Information was prepared on: 23 December 2024



**301/3 TANNOCK STREET BALWYN** Sold Price <sup>RS</sup> **\$583,888** Sold Date **12-Aug-24**  
**NORTH VIC 3104**

2 1 -

Distance **1.83km**



**3/601 ELGAR ROAD MONT ALBERT** Sold Price **\$595,000** Sold Date **29-Jun-24**  
**NORTH VIC 3129**

2 1 -

Distance **1.8km**



**8/601 ELGAR ROAD MONT ALBERT** Sold Price **\$600,000** Sold Date **05-Jul-24**  
**NORTH VIC 3129**

2 1 1

Distance **1.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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