

## 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

101/65 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

or range  
between

\$775,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,400

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2024

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 203/59 STABLES CIRCUIT DONCASTER VIC 3108 | \$810,000 | 18-Aug-24 |
| 507/59 STABLES CIRCUIT DONCASTER VIC 3108 | \$850,000 | 25-Nov-24 |
| 3/72 AYR STREET DONCASTER VIC 3108        | \$770,000 | 22-Nov-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: 19 January 2025



**203/59 STABLES CIRCUIT  
DONCASTER VIC 3108**

2 2 2

Sold Price **\$810,000** Sold Date **18-Aug-24**

Distance **0.11km**



**507/59 STABLES CIRCUIT  
DONCASTER VIC 3108**

2 2 2

Sold Price **\$850,000** Sold Date **25-Nov-24**

Distance **0.11km**



**3/72 AYR STREET DONCASTER  
VIC 3108**

2 1 1

Sold Price **\$770,000** Sold Date **22-Nov-24**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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