

# 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

302/600 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,190,000

&

\$1,290,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	201/59 Stables Cirt DONCASTER 3108	\$1,320,000	15/10/2024
2	304/6 Thiele St DONCASTER 3108	\$975,000	08/04/2025
3	1/59 Stables Cirt DONCASTER 3108	\$1,338,000	20/11/2024

### 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:

09/07/2025 10:44



3   
 3   
 3

**Property Type:** Apartment  
**Land Size:** 200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,190,000 - \$1,290,000  
**Median Unit Price**  
 June quarter 2025: \$800,000

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



**201/59 Stables Cirt DONCASTER 3108 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,320,000  
**Method:**  
**Date:** 15/10/2024  
**Property Type:** Apartment



**304/6 Thiele St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 08/04/2025  
**Property Type:** Apartment



**1/59 Stables Cirt DONCASTER 3108 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,338,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888