

# 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

g07/65 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)

Range between

\$580,000

&

\$638,000

### Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

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 | 213/642 Doncaster Rd DONCASTER 3108 | \$599,666 | 11/04/2025   |
| 2 | 11/1 Pettys La DONCASTER 3108       | \$601,000 | 20/03/2025   |
| 3 | 816/642 Doncaster Rd DONCASTER 3108 | \$635,000 | 10/02/2025   |

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:

05/08/2025 15:47



2   1   1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$580,000 - \$638,000  
Median House Price  
Year ending June 2025: \$1,470,000

## Comparable Properties



213/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2   2   1

Price: \$599,666  
Method: Private Sale  
Date: 11/04/2025  
Property Type: Apartment



11/1 Pettys La DONCASTER 3108 (REI/VG)

Agent Comments

2   2   2

Price: \$601,000  
Method: Private Sale  
Date: 20/03/2025  
Property Type: Apartment



816/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2   2   1

Price: \$635,000  
Method: Private Sale  
Date: 10/02/2025  
Property Type: Unit