

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

117/65 STABLES CIRCUIT DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,750

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 2025

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

3/458 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,155,000	15-Mar-25
2/15 MONACO STREET DONCASTER VIC 3108	\$1,080,000	16-Feb-25
1 WINDSOR ROAD TEMPLESTOWE LOWER VIC 3107	\$1,180,000	24-May-25

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 June 2025



3/458 BELMORE ROAD MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price

\$1,155,000

Sold Date

15-Mar-25

Distance

1.51km



2/15 MONACO STREET DONCASTER VIC 3108

3 2 1

Sold Price

\$1,080,000

Sold Date

16-Feb-25

Distance

0.93km



1 WINDSOR ROAD TEMPLESTOWE LOWER VIC 3107

3 2 2

Sold Price

^{RS} **\$1,180,000**

Sold Date

24-May-25

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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