

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

22 Stables Circuit, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,563,000

Property Type House

Suburb Doncaster

Period - From 01/07/2025

to

30/06/2026

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	2/103 Church Rd DONCASTER 3108	\$1,308,888	30/05/2026
2	14b Balmoral Av TEMPLESTOWE LOWER 3107	\$1,405,000	02/05/2026
3	3 Brendan Av DONCASTER 3108	\$1,380,000	01/05/2026

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:

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending June 2026: \$1,563,000



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



2/103 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,308,888

Method: Auction Sale

Date: 30/05/2026

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 229 sqm approx



14b Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  3  2

Price: \$1,405,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



3 Brendan Av DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,380,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)

Land Size: 435 sqm approx

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