

## 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

309/59 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 118/59 STABLES CIRCUIT DONCASTER VIC 3108 | \$770,000 | 20-May-26 |
| 324/65 STABLES CIRCUIT DONCASTER VIC 3108 | \$770,000 | 08-Mar-26 |
| G07/779 DONCASTER ROAD DONCASTER VIC 3108 | \$845,000 | 20-Mar-26 |

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: 26 August 2026