

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

401/57 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$682,500

Property Type Unit

Suburb Doncaster

Period - From 01/01/2025

to 31/12/2025

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	316/65 Stables Cirt DONCASTER 3108	\$1,203,000	12/12/2025
2	801/5 Sovereign Point Ct DONCASTER 3108	\$1,560,000	18/10/2025
3			

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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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending December 2025: \$682,500

Comparable Properties



316/65 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,203,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

801/5 Sovereign Point Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,560,000
Method: Private Sale
Date: 18/10/2025
Property Type: Apartment

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.