

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

313/65 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2024

to

30 Jun 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

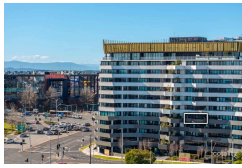
Date of sale

417/600 DONCASTER ROAD DONCASTER VIC 3108	\$620,000	26-Apr-25
411/101 TRAM ROAD DONCASTER VIC 3108	\$682,000	18-Feb-25
816/642 DONCASTER ROAD DONCASTER VIC 3108	\$635,000	10-Feb-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 July 2025



417/600 DONCASTER ROAD DONCASTER VIC 3108

 2  2  2

Sold Price

\$620,000

Sold Date

26-Apr-25

Distance

0.84km



411/101 TRAM ROAD DONCASTER VIC 3108

 2  2  1

Sold Price

\$682,000

Sold Date

18-Feb-25

Distance

0.88km



816/642 DONCASTER ROAD DONCASTER VIC 3108

 2  2  1

Sold Price

\$635,000

Sold Date

10-Feb-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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