

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 30 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,075,000 Property Type Townhouse Suburb Doncaster

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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 | 34 Members Dr DONCASTER 3108 | \$1,630,000 | 23/02/2026 |
| 2 | 1/18 Monaco St DONCASTER 3108 | \$1,292,000 | 04/12/2025 |
| 3 | 16 Somerville St DONCASTER 3108 | \$1,700,000 | 06/09/2025 |

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: 10/03/2026 15:54



4
 3
 2

Property Type: Townhouse

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median Townhouse Price

10/03/2025 - 09/03/2026: \$1,075,000

Comparable Properties



34 Members Dr DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,630,000

Method: Private Sale

Date: 23/02/2026

Property Type: Townhouse (Single)

Land Size: 218 sqm approx



1/18 Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,292,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 265 sqm approx



16 Somerville St DONCASTER 3108 (REI/VG)

Agent Comments

4
 4
 2

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Land Size: 342 sqm approx

Account - Barry Plant | P: 03 9842 8888



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