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	511/59 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	$800,000	&	$880,000

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	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
6/14 FREDERICK STREET DONCASTER VIC 3108	$875,000	12-Jul-25
319/59 STABLES CIRCUIT DONCASTER VIC 3108	$810,000	07-Jul-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: 28 July 2025

Alan Wang
M 0401660297
E alan.wang@belleproperty.com



6/14 FREDERICK STREET DONCASTER VIC 3108

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Sold Price RS $875,000 Sold Date 12-Jul-25

Distance 0.97km



319/59 STABLES CIRCUIT DONCASTER VIC 3108

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Sold Price RS $810,000 Sold Date 07-Jul-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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