

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 \$1,460,000 & \$1,560,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 27/03/2025 to 26/03/2026 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	602/59 Stables Cirt DONCASTER 3108	\$1,650,000	13/03/2026
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: 27/03/2026 11:46

401/57 Stables Circuit, Doncaster Vic 3108



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,460,000 - \$1,560,000

Median Unit Price

27/03/2025 - 26/03/2026: \$650,000

Comparable Properties



602/59 Stables Cirt DONCASTER 3108 (REI)

Agent Comments

 2  2  2

Price: \$1,650,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment



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

Agent Comments

 3  3  2

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.

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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