

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 \$1,390,000

&

\$1,520,000

Median sale price

Median price \$1,063,444

Property Type Townhouse

Suburb Doncaster

Period - From 24/03/2025

to

23/03/2026

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:

24/03/2026 14:32



4
 3
 2

Property Type: House
Land Size: 122 sqm approx
Agent Comments

Indicative Selling Price
 \$1,390,000 - \$1,520,000
Median Townhouse Price
 24/03/2025 - 23/03/2026: \$1,063,444

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.

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

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 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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