

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

326 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Doncaster

Period - From 01/04/2026

to 30/06/2026

Source REIV

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	3 Ambrose St DONCASTER 3108	\$1,540,000	14/03/2026
2	50 Finlayson St DONCASTER 3108	\$1,460,000	28/02/2026
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:

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326 Manningham Road, Doncaster Vic 3108

Harcourts

John Konidaris

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,575,000



 4  2  4

Property Type: House

Land Size: 756 sqm approx

Agent Comments

Comparable Properties



3 Ambrose St DONCASTER 3108 (REI/VG)

 4  2  2

Price: \$1,540,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments



50 Finlayson St DONCASTER 3108 (REI/VG)

 3  1  1

Price: \$1,460,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 762 sqm approx

Agent Comments

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 - Harcourts Manningham | P: 03 9842 8000



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