

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

208/399 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$576,500 Property Type Unit Suburb Doncaster

Period - From 27/11/2024 to 26/11/2025 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	510/5 Elgar Ct DONCASTER 3108	\$550,000	05/11/2025
2	304/5 Sovereign Point Ct DONCASTER 3108	\$526,000	31/10/2025
3	603/5 Sovereign Point Ct DONCASTER 3108	\$575,000	31/10/2025

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:

27/11/2025 16:34



Property Type:

Agent Comments

Comparable Properties



510/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Apartment



304/5 Sovereign Point Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$526,000

Method: Sale

Date: 31/10/2025

Property Type: Strata Unit/Flat



603/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000