

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 201/399 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 14/05/2025 to 13/05/2026 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	1103/20 Hepburn Rd DONCASTER 3108	\$521,500	29/04/2026
2	30/107 Whittens La DONCASTER 3108	\$532,000	15/04/2026
3	208/399 Manningham Rd DONCASTER 3108	\$505,000	10/03/2026

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: 14/05/2026 13:14

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

14/05/2025 - 13/05/2026: \$575,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1103/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$521,500

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment



30/107 Whittens La DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$532,000

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment



208/399 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

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