

## 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

408/330 MANNINGHAM ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$538,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

402/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$690,000	11-Feb-25
504/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$590,000	06-Feb-25
405/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$555,000	17-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 06 July 2026


**402/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**
 2
  2
  1

 Sold Price **\$690,000** Sold Date **11-Feb-25**

 Distance **0km**

**504/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**
 2
  2
  1

 Sold Price **\$590,000** Sold Date **06-Feb-25**

 Distance **0km**

**405/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**
 2
  2
  1

 Sold Price **\$555,000** Sold Date **17-Jan-26**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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