

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 (*Delete single price or range as applicable)

Single Price

\$664,650

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2024

to

31 Aug 2025

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
12/316 MANNINGHAM ROAD DONCASTER VIC 3108	\$775,000	11-Dec-24
4004/2 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$700,000	21-Mar-25

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: 09 September 2025


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

 2
  2
  1

Sold Price

\$690,000

Sold Date

11-Feb-25

Distance

0km

**12/316 MANNINGHAM ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price

\$775,000

Sold Date

11-Dec-24

Distance

0.15km

**4004/2 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

 2
  2
  1

Sold Price

\$700,000

Sold Date

21-Mar-25

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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