

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

401/330 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

\$635,000

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
413/65 STABLES CIRCUIT DONCASTER VIC 3108	\$660,000	26-Jun-24
520/642 DONCASTER ROAD DONCASTER VIC 3108	\$643,000	30-Sep-24

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: 26 September 2025


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

 2
  2
  1

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

Distance **0km**


**413/65 STABLES CIRCUIT
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$660,000** Sold Date **26-Jun-24**

Distance **1.27km**


**520/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$643,000** Sold Date **30-Sep-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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