

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

\$508,000

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
202/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$620,000	23-Oct-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**


**202/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$620,000** Sold Date **23-Oct-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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