

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

202/330 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

\$704,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1B HENRY STREET DONCASTER VIC 3108	\$708,000	06-Jun-24
3/5 CURLEW COURT DONCASTER VIC 3108	\$712,000	27-Feb-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: 03 June 2025



**1B HENRY STREET DONCASTER
VIC 3108**

Sold Price **\$708,000** Sold Date **06-Jun-24**

2 2 1

Distance **0.91km**



**3/5 CURLEW COURT DONCASTER
VIC 3108**

Sold Price **\$712,000** Sold Date **27-Feb-24**

2 2 1

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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