

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

501/330 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

\$605,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2025

to

30 Apr 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

406/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$620,000	21-May-26
805/91-93 TRAM ROAD DONCASTER VIC 3108	\$627,000	18-May-26
22/33 QUEENS AVENUE DONCASTER VIC 3108	\$632,000	30-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: 22 May 2026


**406/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**
 2
  2
  1

Sold Price

RS

\$620,000

Sold Date

21-May-26

Distance

0.97km

**805/91-93 TRAM ROAD
DONCASTER VIC 3108**
 2
  2
  1

Sold Price

RS

\$627,000

Sold Date

18-May-26

Distance

1.62km

**22/33 QUEENS AVENUE
DONCASTER VIC 3108**
 2
  2
  1

Sold Price

\$632,000

Sold Date

30-Jan-26

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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