

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 408/330-334 Manningham Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$653,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 six 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
1	129/65 Stables Cirt DONCASTER 3108	\$710,000	17/09/2025
2	1012/642 Doncaster Rd DONCASTER 3108	\$650,000	04/09/2025
3			

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 six months.~~

This Statement of Information was prepared on:

14/10/2025 14:45

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Indicative Selling Price

\$653,000

Median Unit Price

September quarter 2025: \$720,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



129/65 Stables Cirt DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$710,000

Method: Private Sale

Date: 17/09/2025

Property Type: Unit



1012/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 04/09/2025

Property Type: Apartment

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 six months.

Account - Jellis Craig | P: 03 8841 4888