

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$538,000

### Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2026

to

30/06/2026

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 | 201/399 Manningham Rd DONCASTER 3108 | \$515,000 | 09/06/2026   |
| 2 | 24/316 Manningham Rd DONCASTER 3108  | \$552,000 | 03/06/2026   |
| 3 | 102/330 Manningham Rd DONCASTER 3108 | \$570,000 | 14/03/2026   |

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:

10/07/2026 14:54



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**201/399 Manningham Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$515,000

**Method:** Private Sale

**Date:** 09/06/2026

**Property Type:** Apartment



**24/316 Manningham Rd DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$552,000

**Method:** Private Sale

**Date:** 03/06/2026

**Property Type:** Apartment

**Land Size:** 73 sqm approx



**102/330 Manningham Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$570,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** Apartment