

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

106/399 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$580,000 & \$605,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2023 to 30/06/2024 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	207/399 Manningham Rd DONCASTER 3108	\$625,000	26/06/2024
2	205/330-334 Manningham Rd DONCASTER 3108	\$583,800	22/05/2024
3	304/330-334 Manningham Rd DONCASTER 3108	\$606,000	04/04/2024

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:

27/08/2024 14:54



Property Type:
Agent Comments

Indicative Selling Price

\$580,000 - \$605,000

Median Unit Price

Year ending June 2024: \$680,000

Comparable Properties

207/399 Manningham Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 26/06/2024

Property Type: Strata Unit/Flat



205/330-334 Manningham Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$583,800

Method: Private Sale

Date: 22/05/2024

Property Type: Apartment



304/330-334 Manningham Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$606,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

Account - VICPROP



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