

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

405/330 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

\$596,600

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

Other

Suburb

Doncaster

Period-from

01 Mar 2024

to

28 Feb 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

816/642 DONCASTER ROAD DONCASTER VIC 3108	\$635,000	10-Feb-25
906/91-93 TRAM ROAD DONCASTER VIC 3108	\$621,160	16-Nov-24
305/3 GROSVENOR STREET DONCASTER VIC 3108	\$610,000	28-Nov-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: 12 March 2025



**816/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS} **\$635,000**

Sold Date

10-Feb-25

Distance

1.61km



**906/91-93 TRAM ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

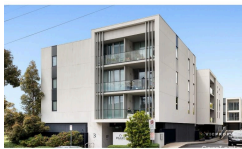
\$621,160

Sold Date

16-Nov-24

Distance

1.62km



**305/3 GROSVENOR STREET
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$610,000

Sold Date

28-Nov-24

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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