

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

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2024

to

31 May 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

402/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$690,000	11-Feb-25
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: 03 June 2025



**402/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$690,000** Sold Date **11-Feb-25**

Distance **0km**



**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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