

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 4/316 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 \$577,500

Median sale price

Median price \$649,500

Property type Unit

Suburb Doncaster

Period - From Jan 2025

to

Dec 2025

Source CoreLogic

Comparable property sales

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 - 14/316 Manningham Road, Doncaster VIC 3108	\$513,000	March 2025
2 - 22/316 Manningham Road, Doncaster VIC 3108	\$530,000	February 2025
3 - 18/316 Manningham Road, Doncaster VIC 3108	\$561,000	January 2025

This Statement of Information was prepared on: 13 April 2026