

# 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 402/330-334 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 \$571,500

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2024

to 31/12/2024

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 | G01/330 Manningham Rd DONCASTER 3108     | \$589,000 | 28/02/2025   |
| 2 | 504/330-334 Manningham Rd DONCASTER 3108 | \$590,000 | 12/02/2025   |
| 3 | 301/330 Manningham Rd DONCASTER 3108     | \$567,000 | 11/12/2024   |

**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:

05/03/2025 14:33

402/330-334 Manningham Road, Doncaster Vic 3108

**Jellis  
Craig**

George Pangalos

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**Indicative Selling Price**

\$571,500

**Median Unit Price**

December quarter 2024: \$670,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**G01/330 Manningham Rd DONCASTER 3108 (REI)**

Agent Comments

 2  2  1

**Price:** \$589,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment



**504/330-334 Manningham Rd DONCASTER 3108 (REI)**

Agent Comments

 2  2  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 12/02/2025

**Property Type:** Apartment



**301/330 Manningham Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$567,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8841 4888



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