

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

602/330 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

6/3 KELLY STREET DONCASTER VIC 3108	\$940,000	01-Mar-24
211/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$970,000	16-Apr-25
21/3-4 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$955,000	15-Jun-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: 22 July 2025



**6/3 KELLY STREET DONCASTER
VIC 3108**

 3  3  1

Sold Price

\$940,000

Sold Date

01-Mar-24

Distance

0.87km



**211/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

 3  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

16-Apr-25

Distance

0.97km



**21/3-4 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

 3  2  2

Sold Price

\$955,000

Sold Date

15-Jun-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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