

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

3/316 Manningham Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$369,000

&

\$405,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	4/1 Westfield Dr DONCASTER 3108	\$415,000	11/08/2025
2	210/1 Grosvenor St DONCASTER 3108	\$369,000	06/08/2025
3	108/194 Manningham Rd BULLEEN 3105	\$367,000	22/05/2025

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:

20/08/2025 12:50



 1  1  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$369,000 - \$405,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties



4/1 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$415,000
Method: Private Sale
Date: 11/08/2025
Property Type: Unit



210/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$369,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment



108/194 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 1  1  1

Price: \$367,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888