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	102/330 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between $545,000 & $595,000

Median sale price

Median price $640,000 Property Type Unit Suburb Doncaster

Period - From 29/01/2025 to 28/01/2026 Source Property Data

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	204/600 Doncaster Rd DONCASTER 3108	$550,000	28/11/2025
2	603/5 Sovereign Point Ct DONCASTER 3108	$575,000	31/10/2025
3	108/164 Manningham Rd BULLEEN 3105	$560,000	15/10/2025

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: 29/01/2026 09:13

102/330 Manningham Road, Doncaster Vic 3108

JellisCraig

Alex Flannagan
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Indicative Selling Price
$545,000 - $595,000
Median Unit Price
29/01/2025 - 28/01/2026: $640,000



Property Type:
Agent Comments

Comparable Properties



204/600 Doncaster Rd DONCASTER 3108 (REI/VG)

2 2 1

Price: $550,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: Apartment

Agent Comments



603/5 Sovereign Point Ct DONCASTER 3108 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments



108/164 Manningham Rd BULLEEN 3105 (REI/VG)

2 2 1

Price: $560,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 94321444

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