

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

2/405-409 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

02 Dec 2025

to

02 Jun 2026

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

4/27 ACHERON STREET DONCASTER VIC 3108	\$1,038,000	22-May-26
2/12-14 COCKAIGNE STREET DONCASTER VIC 3108	\$1,000,000	02-May-26
3/11 FRANK STREET DONCASTER VIC 3108	\$1,030,000	11-Apr-26

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: 02 June 2026