

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 208/399 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Doncaster

Period - From 19/02/2025 to 18/02/2026 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 | 1104/20 Hepburn Rd DONCASTER 3108 | \$520,000 | 20/01/2026 |
| 2 | 222/65 Stables Cirt DONCASTER 3108 | \$535,000 | 17/11/2025 |
| 3 | 507/88 Tram Rd DONCASTER 3108 | \$490,650 | 16/11/2025 |

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: 19/02/2026 14:00

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

19/02/2025 - 18/02/2026: \$570,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1104/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment

222/65 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$535,000

Method: Sale

Date: 17/11/2025

Property Type: Flat/Unit/Apartment (Res)



507/88 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,650

Method: Private Sale

Date: 16/11/2025

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000