

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

17/316 Manningham Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$505,000 & \$550,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 to 31/03/2026 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	503/5 Elgar Ct DONCASTER 3108	\$530,000	05/06/2026
2	G04/164 Manningham Rd BULLEEN 3105	\$515,000	26/05/2026
3	923/642 Doncaster Rd DONCASTER 3108	\$550,000	21/05/2026

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:

12/06/2026 12:14



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$505,000 - \$550,000

Median Unit Price

Year ending March 2026: \$712,500

Comparable Properties



503/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$530,000

Method: Private Sale

Date: 05/06/2026

Property Type: Apartment



G04/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

2
 2
 1

Price: \$515,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment



923/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Auction Sale

Date: 21/05/2026

Property Type: Apartment

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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