

## 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

507/91-93 TRAM ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

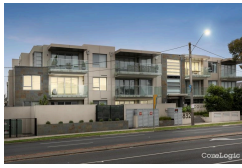
Date of sale

113/832 DONCASTER ROAD DONCASTER VIC 3108	\$330,000	09-Aug-24
412/632 DONCASTER ROAD DONCASTER VIC 3108	\$349,000	09-Oct-24
18/107 WHITTENS LANE DONCASTER VIC 3108	\$365,000	24-May-24

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: 11 November 2024



**113/832 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  1  1

Sold Price

<sup>RS</sup>

**\$330,000**

Sold Date **09-Aug-24**

Distance

**1.6km**



**412/632 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  1  1

Sold Price

<sup>RS</sup>

**\$349,000**

Sold Date **09-Oct-24**

Distance

**0.2km**



**18/107 WHITTENS LANE  
DONCASTER VIC 3108**

 1  1  1

Sold Price

**\$365,000**

Sold Date **24-May-24**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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