

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

801/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$654,000

Property Type

Unit

Suburb

Doncaster

Period - From

30/01/2024

to

29/01/2025

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	302/11 Goodson St DONCASTER 3108	\$390,000	15/11/2024
2	509/101 Tram Rd DONCASTER 3108	\$412,000	05/10/2024
3	514/101 Tram Rd DONCASTER 3108	\$420,000	05/09/2024

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:

30/01/2025 09:06



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$415,000
Median Unit Price
30/01/2024 - 29/01/2025: \$654,000

Comparable Properties



302/11 Goodson St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$390,000
Method: Expression of Interest
Date: 15/11/2024
Property Type: Apartment



509/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$412,000
Method: Private Sale
Date: 05/10/2024
Property Type: Apartment



514/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

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Price: \$420,000
Method: Sale
Date: 05/09/2024
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888