

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 604/88 Tram Road, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$490,000

&

\$520,000

Median sale price

Median price

\$595,000

Property Type

Apartment

Suburb

Doncaster (3108)

Period - From

25/02/2024

to

24/02/2025

Source

Property Data

Comparable property sales

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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
106/5 ELGAR COURT, DONCASTER VIC 3108	\$515,000	20/02/2025
301/91-93 TRAM ROAD, DONCASTER VIC 3108	\$502,000	17/01/2025
416/632 DONCASTER ROAD, DONCASTER VIC 3108	\$520,000	15/10/2024

This Statement of Information was prepared on: 25/02/2025