

# 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

612/91-93 Tram Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 30/09/2024 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	1024/642 Doncaster Rd DONCASTER 3108	\$430,000	28/10/2024
2	1/5 Curlew Ct DONCASTER 3108	\$413,500	14/09/2024
3	311/8 Hepburn Rd DONCASTER 3108	\$410,000	13/08/2024

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: 04/12/2024 09:43

Adrian Cordoba  
03 9842 8000  
0451 765 439

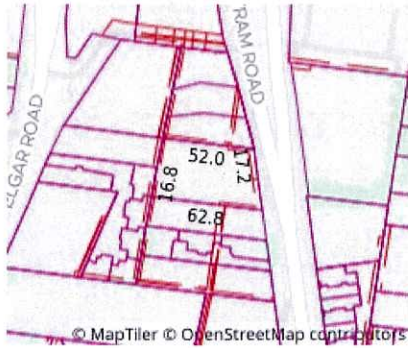
adrian.cordoba@harcourts.com.au

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending September 2024: \$680,000



**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**1024/642 Doncaster Rd DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** Apartment



**1/5 Curlew Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$413,500  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** Apartment



**311/8 Hepburn Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 13/08/2024  
**Property Type:** Apartment

**Account - Harcourts Manningham | P: 03 9842 8000**



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