

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 409/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$591,000 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	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
2	802/20 Hepburn Rd DONCASTER 3108	\$515,000	29/11/2024
3	903/91-93 Tram Rd DONCASTER 3108	\$530,000	26/11/2024

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 09:27

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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

30/01/2024 - 29/01/2025: \$591,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$502,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment



802/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment



903/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 26/11/2024

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000



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