## 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	306/88 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$410,000

### Median sale price

Median price \$670,000	Pro	pperty Type Un	it		Suburb	Doncaster
Period - From 01/10/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1024/642 Doncaster Rd DONCASTER 3108	\$430,000	28/10/2024
2	G7/5 Hanke Rd DONCASTER 3108	\$420,000	23/09/2024
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 08:31









**Indicative Selling Price** \$410,000 **Median Unit Price** December quarter 2024: \$670,000

Property Type: Apartment **Agent Comments** 

Balcony facing South. Storage cage. Built around 2015. Like new as the owner only occupies few months a year. Body corp fees are approx. \$3400 PA

Council rate are approx. \$800 PA

# Comparable Properties



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

Price: \$430,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

**Agent Comments** 

G7/5 Hanke Rd DONCASTER 3108 (VG)



Agent Comments

Price: \$420,000 Method: Sale Date: 23/09/2024

Property Type: Flat/Unit/Apartment (Res)



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

Price: \$410,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment

**Agent Comments** 

Account - The One Real Estate (AU) | P: 03 7007 5707





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