

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

306/88 Tram Road, Doncaster Vic 3108

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

Property Type Unit

Suburb Doncaster

Period - From 01/10/2024

to 31/12/2024

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	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 comparable properties 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



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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

Indicative Selling Price

\$410,000

Median Unit Price

December quarter 2024: \$670,000

Comparable Properties



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

[Agent Comments](#)

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Price: \$430,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment

G7/5 Hanke Rd DONCASTER 3108 (VG)

[Agent Comments](#)

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Price: \$420,000

Method: Sale

Date: 23/09/2024

Property Type: Flat/Unit/Apartment (Res)



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

[Agent Comments](#)

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Price: \$410,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment