

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

406/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$596,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2024

to

31/03/2024

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	807/1 Grosvenor St DONCASTER 3108	\$422,000	08/03/2024
2	202/88 Tram Rd DONCASTER 3108	\$374,500	27/03/2024
3	607/91-93 Tram Rd DONCASTER 3108	\$330,000	16/12/2023

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:

06/05/2024 11:15



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

March quarter 2024: \$596,500

Comparable Properties



807/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$422,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



202/88 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$374,500

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment



607/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$330,000

Method: Private Sale

Date: 16/12/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888