

## Single residential property located in the Melbourne metropolitan area

Sections 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$550,000 & \$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House \*Unit 2 Suburb Doncaster

Period - From March 2023 to Feb 2024 Source REA

### Comparable property sales

Address (comparable property)	Price	Date of Sale	Source
117/101 Tram Road Doncaster	\$572,000	11-Sept-23	RP Data
822/642 Doncaster Road Doncaster	\$595,000	03-Jan-24	RP Data
401/5 Elgar Court Doncaster	\$580,000	10-Sept-23	RP Data

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 representatives considers to be most comparable to the property for sale;