Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 701/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$415,000

Median sale price

Median price	\$601,000	Pro	perty Type Unit	:	Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025	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.

Add	dress of comparable property	Price	Date of sale
1	801/101 Tram Rd DONCASTER 3108	\$416,000	22/02/2025
2	509/101 Tram Rd DONCASTER 3108	\$412,000	05/10/2024
3	514/101 Tram Rd DONCASTER 3108	\$420,000	05/09/2024

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:

23/04/2025 10:15









Property Type: Apartment Agent Comments

Indicative Selling Price \$415,000 Median Unit Price March quarter 2025: \$601,000

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.

Comparable Properties

	801/101 Tram Rd DONCASTER 3108 (REI/VG) 1 2 1 Price: \$416,000 Method: Private Sale Date: 22/02/2025 Property Type: Apartment	Agent Comments
A/REAL	509/101 Tram Rd DONCASTER 3108 (REI/VG) 1 2 1 Price: \$412,000 Method: Private Sale Date: 05/10/2024 Property Type: Apartment	Agent Comments
	514/101 Tram Rd DONCASTER 3108 (VG) 2 Price: \$420,000 Method: Sale Date: 05/09/2024 Property Type: Strata Unit/Flat	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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