

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

701/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$601,000

Property 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.~~

	Address 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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$416,000

Method: Private Sale

Date: 22/02/2025

Property Type: Apartment



509/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 1
 1

Price: \$412,000

Method: Private Sale

Date: 05/10/2024

Property Type: Apartment



514/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2
 -
 -

Price: \$420,000

Method: Sale

Date: 05/09/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888