# 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

#### 108/101 TRAM ROAD DONCASTER VIC 3108

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	5 5470000	&	\$475,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$624,500	Property type	Unit	Suburb	Doncaster						

30 Jun 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
507/101 TRAM ROAD DONCASTER VIC 3108	\$487,000	23-May-25	
807/101 TRAM ROAD DONCASTER VIC 3108	\$485,000	22-Mar-25	
509/642 DONCASTER ROAD DONCASTER VIC 3108	\$450,000	02-Apr-25	

#### 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 6 months.

This Statement of Information was prepared on: 16 July 2025



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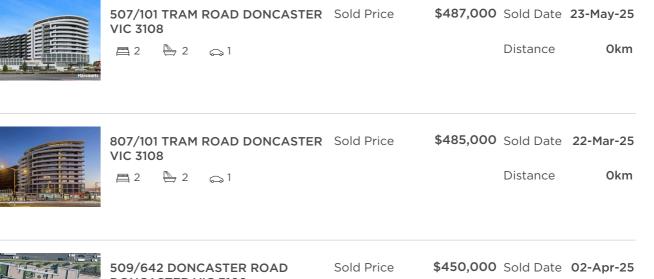
consumer.vic.gov.au

#### EIGHTH QUARTER

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509/64 DONCA	2 DONC	ASTER ROAD IC 3108	Sold Price	\$450,000	Sold Date	02-Apr-25
昌 2					Distance	0.27km

RS = Recent sale UN = Undisclosed Sale

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