

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

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

Single Price

or range
between

\$470,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

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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**507/101 TRAM ROAD DONCASTER
VIC 3108**

Sold Price

\$487,000

Sold Date

23-May-25

2



2



1

Distance

0km

**807/101 TRAM ROAD DONCASTER
VIC 3108**

Sold Price

\$485,000

Sold Date

22-Mar-25

2



2



1

Distance

0km

**509/642 DONCASTER ROAD
DONCASTER VIC 3108**

Sold Price

\$450,000

Sold Date

02-Apr-25

2



2



1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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