

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

2/69 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

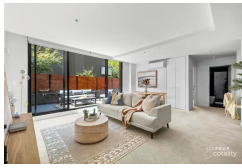
Date of sale

102/8 HEPBURN ROAD DONCASTER VIC 3108	\$661,000	04-Mar-26
22/33 QUEENS AVENUE DONCASTER VIC 3108	\$632,000	30-Jan-26
203/5 HANKE ROAD DONCASTER VIC 3108	\$610,000	23-Jan-26

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: 13 April 2026



**102/8 HEPBURN ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$661,000

Sold Date **04-Mar-26**

Distance

0.6km



**22/33 QUEENS AVENUE
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS} **\$632,000**

Sold Date **30-Jan-26**

Distance

1.01km



**203/5 HANKE ROAD DONCASTER
VIC 3108**

 2  2  1

Sold Price

\$610,000

Sold Date **23-Jan-26**

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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