

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

205/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Doncaster

Period - From 14/08/2024 to 13/08/2025 Source Property Data

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	210/1 Grosvenor St DONCASTER 3108	\$369,000	06/08/2025
2	512/91 Tram Rd DONCASTER 3108	\$375,000	03/07/2025
3	101/91 Tram Rd DONCASTER 3108	\$335,000	15/05/2025

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:

14/08/2025 10:42



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
14/08/2024 - 13/08/2025: \$580,000

Comparable Properties



210/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

1 1 1

Price: \$369,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

512/91 Tram Rd DONCASTER 3108 (VG)

Agent Comments

1 - -

Price: \$375,000
Method: Sale
Date: 03/07/2025
Property Type: Strata Unit/Flat

101/91 Tram Rd DONCASTER 3108 (VG)

Agent Comments

1 - -

Price: \$335,000
Method: Sale
Date: 15/05/2025
Property Type: Strata Unit/Flat