

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

306/101 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2024

to

30 Nov 2025

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

803/101 TRAM ROAD DONCASTER VIC 3108	\$425,000	29-Apr-25
210/5 ELGAR COURT DONCASTER VIC 3108	\$430,000	23-May-25
701/101 TRAM ROAD DONCASTER VIC 3108	\$408,000	29-Jul-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: 08 December 2025


**803/101 TRAM ROAD DONCASTER
VIC 3108**

Sold Price

\$425,000

Sold Date

29-Apr-25
 2

 1

 1

Distance

0km

**210/5 ELGAR COURT DONCASTER
VIC 3108**

Sold Price

\$430,000

Sold Date

23-May-25
 2

 1

 1

Distance

0.07km

**701/101 TRAM ROAD DONCASTER
VIC 3108**

Sold Price

\$408,000

Sold Date

29-Jul-25
 2

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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