Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	306/88 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price	\$655,000	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025	So	ource	REIV	

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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/3 Grosvenor St DONCASTER 3108	\$410,000	07/02/2025
2	508/1 Grosvenor St DONCASTER 3108	\$385,000	14/11/2024
3	32/765-767 Doncaster Rd DONCASTER 3108	\$395,000	08/11/2024

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:	07/04/2025 16:08



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$410,000 Median Unit Price Year ending March 2025: \$655,000

Balcony facing South. Storage cage. Built around 2015. Like new, the owner has only occupied it for a few months per year. Body corp fees are approx. \$3400 PA Council rate is approx. \$800 PA

Comparable Properties

1/3 Grosvenor St DONCASTER 3108 (VG)

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Agent Comments

Price: \$410,000 Method: Sale Date: 07/02/2025

Property Type: Strata Unit/Flat



508/1 Grosvenor St DONCASTER 3108 (REI/VG)

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Agent Comments

Agent Comments

Price: \$385,000 Method: Private Sale Date: 14/11/2024

Property Type: Apartment



32/765-767 Doncaster Rd DONCASTER 3108 (REI)

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Date: 08/11/2024



73

Price: \$395,000
Method: Private Sale

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707





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