

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

306/88 Tram Road, Doncaster Vic 3108

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

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2024

to

31/03/2025

Source

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	Price	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



1 1 1

Property Type: Apartment

Agent Comments

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

Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

Year ending March 2025: \$655,000

Comparable Properties

1/3 Grosvenor St DONCASTER 3108 (VG)

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 07/02/2025

Property Type: Strata Unit/Flat



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

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 14/11/2024

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 08/11/2024

Property Type: Apartment