## 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	307/88 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 \$520,000	&	\$570,000
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### Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	Doncaster
Period - From	18/11/2024	to	17/11/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	704/9 Williamsons Rd DONCASTER 3108	\$558,000	15/11/2025
2	201/632 Doncaster Rd DONCASTER 3108	\$568,000	23/10/2025
3	7/75-77 Tram Rd DONCASTER 3108	\$525,000	12/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2025 12:09







**Indicative Selling Price** \$520,000 - \$570,000 **Median Unit Price** 18/11/2024 - 17/11/2025: \$580,000

# Comparable Properties



704/9 Williamsons Rd DONCASTER 3108 (REI)

Price: \$558,000 Method: Private Sale Date: 15/11/2025

Property Type: Apartment

**Agent Comments** 



201/632 Doncaster Rd DONCASTER 3108 (REI)

Price: \$568,000 Method: Private Sale Date: 23/10/2025 Property Type: Apartment Agent Comments



7/75-77 Tram Rd DONCASTER 3108 (REI)

Price: \$525,000 Method: Private Sale Date: 12/07/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



