

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

409/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$485,000

&

\$520,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Doncaster

Period - From

23/02/2024

to

22/02/2025

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	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
2	802/20 Hepburn Rd DONCASTER 3108	\$515,000	29/11/2024
3	1009/5 Elgar Ct DONCASTER 3108	\$510,000	30/10/2024

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:

23/02/2025 19:53

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Indicative Selling Price

\$485,000 - \$520,000

Median Unit Price

23/02/2024 - 22/02/2025: \$595,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$502,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment



802/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment



1009/5 Elgar Ct DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 30/10/2024

Property Type: Strata Unit/Flat

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