Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9/91-93 Tram Road, Doncaster Vic 3108
9/

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	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	23/02/2024	to	22/02/2025	S	ource	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	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 comparableproperties 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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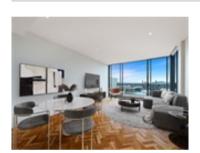
Indicative Selling Price \$485,000 - \$520,000 **Median Unit Price** 23/02/2024 - 22/02/2025: \$595,000





Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$502,000 Method: Private Sale Date: 17/01/2025

Property Type: Apartment

Agent Comments



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

2





Price: \$515,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment

Agent Comments



1009/5 Elgar Ct DONCASTER 3108 (VG)



Price: \$510,000 Method: Sale Date: 30/10/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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