

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

604/88 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Doncaster

Period - From

25/07/2024

to

24/07/2025

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	901/101 Tram Rd DONCASTER 3108	\$470,000	23/07/2025
2	507/101 Tram Rd DONCASTER 3108	\$487,000	23/05/2025
3	807/101 Tram Rd DONCASTER 3108	\$485,000	28/03/2025

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:

25/07/2025 15:40

604/88 Tram Road, Doncaster Vic 3108



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
25/07/2024 - 24/07/2025: \$580,000

Comparable Properties



901/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$470,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment



507/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$487,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment



807/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$485,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment

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



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