Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	710/101 Tram Road, Doncaster Vic 3108
Including suburb and	
postcode	
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Indicative selling price

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

Range between	\$480,000	&	\$528,000

Median sale price

Median price	\$655,000	Pro	perty Type U	nit		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

Address of comparable property		Price	Date of sale
1	507/101 Tram Rd DONCASTER 3108	\$487,000	23/05/2025
2	807/101 Tram Rd DONCASTER 3108	\$485,000	28/03/2025
3	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025

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:	23/06/2025 15:08
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Property Type: Apartment **Land Size:** 74 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$528,000 Median Unit Price

Year ending March 2025: \$655,000

Comparable Properties



507/101 Tram Rd DONCASTER 3108 (REI)

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Agent Comments

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

Property Type: Apartment



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

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1

Agent Comments

Price: \$485,000 **Method:** Private Sale **Date:** 28/03/2025

Property Type: Apartment



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

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

Property Type: Apartment

Agent Comments

Account - VICPROP | P: 03 8888 1011





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