

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

901/101 Tram Road, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$475,000

Median sale priceMedian price

\$562,500

Property type

Apartment

Suburb

Doncaster

Period - From

1/10/2024

to

31/12/2024

Source

REIV

Comparable property sales

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. 307/101 Tram Road, Doncaster	\$ 486,000	27/9/2024
2. 10/800 Elgar Road, Doncaster	\$ 476,000	24/1/2025
3. 1009/5 Elgar Court, Doncaster	\$ 510,000	30/10/2024

This Statement of Information was prepared on:

23/04/2025

Comparable properties



\$ 486,000

307/101 Tram Road, Doncaster, Victoria

DATE: 27/9/2024

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm



\$ 476,000

10/800 Elgar Road, Doncaster, Victoria

DATE: 24/1/2025

PROPERTY TYPE: APARTMENT

 2
  1
 2
 sqm



 2
  2
 1
 sqm x

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