

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

202/88 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$399,000

&

\$430,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Doncaster

Period - From 10/11/2024

to

09/11/2025

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	3/316 Manningham Rd DONCASTER 3108	\$400,000	12/09/2025
2	808/1 Grosvenor St DONCASTER 3108	\$405,000	28/08/2025
3	213/8 Hepburn Rd DONCASTER 3108	\$428,000	08/07/2025

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:

10/11/2025 13:59



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000 - \$430,000
Median Unit Price
10/11/2024 - 09/11/2025: \$575,000

Comparable Properties



3/316 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 12/09/2025
Property Type: Apartment



808/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

1 1 1

Price: \$405,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment



213/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

1 1 1

Price: \$428,000
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment