

# 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](http://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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