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	1/82-84 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $687,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1		
2		
3		

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: 13/01/2026 13:03

1/82-84 Tram Road, Doncaster Vic 3108

Justin Ding
0422 630 471



3 2 2

Rooms: 6
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
December quarter 2025: $687,000

Comparable Properties

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. We couldn't find any sale evidence within the last 6 months within the price range. We have found two sale which are superior properties that have sold for more and therefore discounted Unit 1, 82-84 Tram Road, Doncaster accordingly.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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