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	706/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between $395,000 & $425,000

Median sale price

Median price $575,000 Property Type Unit Suburb Doncaster

Period - From 06/05/2025 to 05/05/2026 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	505/101 Tram Rd DONCASTER 3108	$425,000	23/02/2026
2	306/101 Tram Rd DONCASTER 3108	$420,000	01/02/2026
3	108/5 Elgar Ct DONCASTER 3108	$400,000	29/12/2025

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: 06/05/2026 14:21

706/101 Tram Road, Doncaster Vic 3108

Andrew Shen
9908 5700
0410 108 000
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000 - $425,000
Median Unit Price
06/05/2025 - 05/05/2026: $575,000

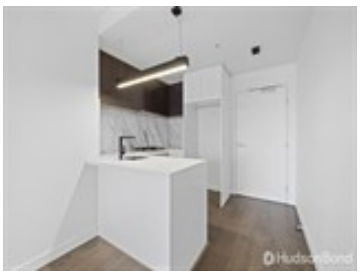
Comparable Properties

505/101 Tram Rd DONCASTER 3108 (VG)

2 - -

Price: $425,000
Method: Sale
Date: 23/02/2026
Property Type: Strata Unit/Flat

Agent Comments



306/101 Tram Rd DONCASTER 3108 (VG)

2 - -

Price: $420,000
Method: Sale
Date: 01/02/2026
Property Type: Strata Unit/Flat

Agent Comments



108/5 Elgar Ct DONCASTER 3108 (REI/VG)

2 1 1

Price: $400,000
Method: Private Sale
Date: 29/12/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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