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	802/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $660,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	2/6 Thiele St DONCASTER 3108	$670,000	25/02/2024
2	4/719 Elgar Rd DONCASTER 3108	$650,800	12/12/2023
3	204/13-15 Goodson St DONCASTER 3108	$588,888	04/02/2024

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: 29/05/2024 09:36

802/91-93 Tram Road, Doncaster Vic 3108

Annie Shih
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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
Year ending March 2024: $660,000

Comparable Properties



2/6 Thiele St DONCASTER 3108 (REI/VG)

3 2 2

Price: $670,000
Method: Auction Sale
Date: 25/02/2024
Property Type: Apartment
Land Size: 108 sqm approx

Agent Comments



4/719 Elgar Rd DONCASTER 3108 (REI/VG)

3 2 2

Price: $650,800
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment

Agent Comments



204/13-15 Goodson St DONCASTER 3108 (REI)

3 2 1

Price: $588,888
Method: Private Sale
Date: 04/02/2024
Property Type: Apartment

Agent Comments

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

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