

## 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

304/101 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

Other

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

306/101 TRAM ROAD DONCASTER VIC 3108	\$420,000	01-Feb-26
811/5 ELGAR COURT DONCASTER VIC 3108	\$450,000	03-Dec-25
114/8 HEPBURN ROAD DONCASTER VIC 3108	\$444,000	14-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 27 April 2026


**306/101 TRAM ROAD DONCASTER  
VIC 3108**
 2  1  1

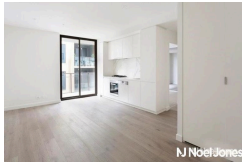
Sold Price

**\$420,000**

Sold Date

**01-Feb-26**

Distance

**0km**

**811/5 ELGAR COURT DONCASTER  
VIC 3108**
 2  1  1

Sold Price

**\$450,000**

Sold Date

**03-Dec-25**

Distance

**0.07km**

**114/8 HEPBURN ROAD  
DONCASTER VIC 3108**
 2  1  1

Sold Price

<sup>RS</sup> **\$444,000**

Sold Date

**14-Mar-26**

Distance

**0.57km**

**521/101 TRAM ROAD DONCASTER  
VIC 3108**
 2  2  1

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date

**31-Mar-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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