

## 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

110/101 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

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

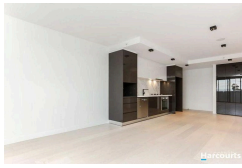
Date of sale

507/101 TRAM ROAD DONCASTER VIC 3108	\$487,000	23-May-25
521/101 TRAM ROAD DONCASTER VIC 3108	\$455,000	31-Mar-26
807/101 TRAM ROAD DONCASTER VIC 3108	\$485,000	22-Mar-25

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


**507/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

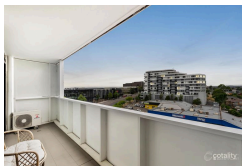
**\$487,000**

 Sold Date **23-May-25**
 2
  2
  1
 
 Distance **0km**

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

Sold Price

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

 Sold Date **31-Mar-26**
 2
  2
  1
 
 Distance **0km**

**807/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

**\$485,000**

 Sold Date **22-Mar-25**
 2
  2
  1
 
 Distance **0km**

**117/101 TRAM ROAD DONCASTER  
VIC 3108**

Sold Price

**\$580,000**

 Sold Date **23-May-25**
 3
  2
  1
 
 Distance **0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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