

## 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

112/101 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

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 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
108/101 TRAM ROAD DONCASTER VIC 3108	\$455,000	11-Nov-25
521/101 TRAM ROAD DONCASTER VIC 3108	\$455,000	31-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: 31 March 2026



**306/101 TRAM ROAD DONCASTER VIC 3108** Sold Price **\$420,000** Sold Date **01-Feb-26**

2 1 1

Distance **0km**



**108/101 TRAM ROAD DONCASTER VIC 3108** Sold Price **\$455,000** Sold Date **11-Nov-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**

**RS** = Recent sale      **UN** = Undisclosed Sale

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