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	607/101 TRAM ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$480,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$656,000	Property type	Unit	Suburb	Doncaster
Period-from	26 Feb 2026	to	26 Aug 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
902/101 TRAM ROAD DONCASTER VIC 3108	$484,000	08-Jun-26
410/101 TRAM ROAD DONCASTER VIC 3108	$483,000	13-Jun-26
120/101 TRAM ROAD DONCASTER VIC 3108	$445,000	20-May-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: 26 August 2026

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902/101 TRAM ROAD DONCASTER VIC 3108

2 2 1

Sold Price **$484,000** Sold Date **08-Jun-26**

Distance **0km**

410/101 TRAM ROAD DONCASTER VIC 3108

2 2 1

Sold Price **$483,000** Sold Date **13-Jun-26**

Distance **0km**

120/101 TRAM ROAD DONCASTER VIC 3108

2 2 1

Sold Price **$445,000** Sold Date **20-May-26**

Distance **0km**

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

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