

# 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

204/91 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)

Range between \$360,000 & \$395,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Doncaster

Period - From 25/05/2025 to 24/05/2026 Source Property Data

### 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.

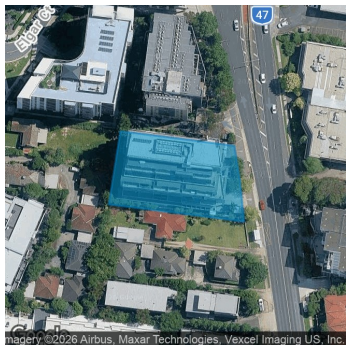
	Address of comparable property	Price	Date of sale
1	106/632 Doncaster Rd DONCASTER 3108	\$376,000	02/04/2026
2	8/872 Doncaster Rd DONCASTER EAST 3109	\$374,000	12/02/2026
3	36/872 Doncaster Rd DONCASTER EAST 3109	\$370,000	10/02/2026

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:

25/05/2026 16:08



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$360,000 - \$395,000

**Median Unit Price**

25/05/2025 - 24/05/2026: \$575,000

## Comparable Properties



**106/632 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$376,000

**Method:** Sold Before Auction

**Date:** 02/04/2026

**Property Type:** Apartment



**8/872 Doncaster Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$374,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment



**36/872 Doncaster Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** Apartment

Account - Harcourts Manningham | P: 03 9842 8000



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