

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

204/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$330,000

&

\$335,000

Median sale price

Median price

\$578,500

Property Type

Unit

Suburb

Doncaster

Period - From

19/08/2025

to

18/08/2026

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	4/790 Elgar Rd DONCASTER 3108	\$345,000	13/08/2026
2	2/13-15 Goodson St DONCASTER 3108	\$348,000	01/04/2026
3			

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:

19/08/2026 09:08



Property Type: Apartment

Agent Comments

Comparable Properties



4/790 Elgar Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 13/08/2026

Property Type: Apartment



2/13-15 Goodson St DONCASTER 3108 (REI)

Agent Comments



Price: \$348,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment

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.