

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

407/88 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

or range
between

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,580

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2024

to

31 Oct 2025

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

507/88 TRAM ROAD DONCASTER VIC 3108	\$490,650	16-Nov-25
1007/5 ELGAR COURT DONCASTER VIC 3108	\$491,000	12-Jul-25
308/5 ELGAR COURT DONCASTER VIC 3108	\$460,000	24-Jul-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: 26 November 2025



**507/88 TRAM ROAD DONCASTER
VIC 3108**

Sold Price

^{RS}

\$490,650

Sold Date

16-Nov-25

2

1

1

Distance

0km



**1007/5 ELGAR COURT
DONCASTER VIC 3108**

Sold Price

\$491,000

Sold Date

12-Jul-25

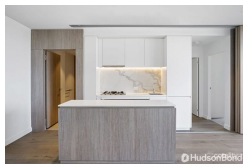
2

1

1

Distance

0.15km



**308/5 ELGAR COURT DONCASTER
VIC 3108**

Sold Price

\$460,000

Sold Date

24-Jul-25

2

1

1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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