

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 512/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb Doncaster

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	120/101 Tram Rd DONCASTER 3108	\$445,000	27/05/2026
2	706/101 Tram Rd DONCASTER 3108	\$418,500	23/05/2026
3	401/101 Tram Rd DONCASTER 3108	\$420,000	07/05/2026

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:

01/07/2026 18:25



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

120/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$445,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment



706/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$418,500

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



401/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 07/05/2026

Property Type: Apartment