

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 702/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Doncaster

Period - From 11/06/2025 to 10/06/2026 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	208/19 Frederick St DONCASTER 3108	\$800,000	11/06/2026
2	406/18 Berkeley St DONCASTER 3108	\$710,000	02/03/2026
3	211/9 Williamsons Rd DONCASTER 3108	\$720,000	22/01/2026

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: 11/06/2026 17:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

11/06/2025 - 10/06/2026: \$670,000

Comparable Properties



208/19 Frederick St DONCASTER 3108 (REI)

Agent Comments

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Price: \$800,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment

406/18 Berkeley St DONCASTER 3108 (VG)

Agent Comments

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Price: \$710,000

Method: Sale

Date: 02/03/2026

Property Type: Strata Unit/Flat

211/9 Williamsons Rd DONCASTER 3108 (VG)

Agent Comments

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Price: \$720,000

Method: Sale

Date: 22/01/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355



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