

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

Single price

\$735,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Doncaster

Period - From

27/07/2025

to

26/07/2026

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	305/8 Hepburn Rd DONCASTER 3108	\$710,000	04/07/2026
2	208/19 Frederick St DONCASTER 3108	\$800,000	11/06/2026
3	406/18 Berkeley St DONCASTER 3108	\$710,000	02/03/2026

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:

27/07/2026 12:26



 3
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$735,000

Median Unit Price

27/07/2025 - 26/07/2026: \$655,000

Comparable Properties



305/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$710,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment



208/19 Frederick St DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$800,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment

406/18 Berkeley St DONCASTER 3108 (VG)

Agent Comments

 3
  -
  -

Price: \$710,000

Method: Sale

Date: 02/03/2026

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9874 3355