

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$720,000

### Median sale price

Median price

\$650,125

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 | 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:

19/08/2026 10:01



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$720,000

**Median Unit Price**

19/08/2025 - 18/08/2026: \$650,125

## 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   
 -   
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**Price:** \$710,000

**Method:** Sale

**Date:** 02/03/2026

**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: 03 9874 3355