

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

410/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$455,000

&

\$485,000

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	923/642 Doncaster Rd DONCASTER 3108	\$550,000	21/05/2026
3	521/101 Tram Rd DONCASTER 3108	\$455,000	31/03/2026

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:

09/06/2026 11:10



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$455,000 - \$485,000

Median Unit Price

March quarter 2026: \$666,000

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



923/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

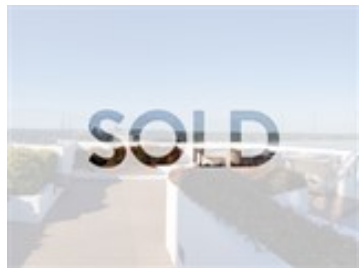
2
 2
 1

Price: \$550,000

Method: Auction Sale

Date: 21/05/2026

Property Type: Apartment



521/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2
 2
 1

Price: \$455,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888