

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

706/101 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$385,000

&

\$410,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Doncaster

Period - From 20/04/2025

to

19/04/2026

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	505/101 Tram Rd DONCASTER 3108	\$425,000	23/02/2026
2	306/101 Tram Rd DONCASTER 3108	\$420,000	01/02/2026
3	108/5 Elgar Ct DONCASTER 3108	\$400,000	29/12/2025

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:

20/04/2026 17:05

Andrew Shen

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Indicative Selling Price

\$385,000 - \$410,000

Median Unit Price

20/04/2025 - 19/04/2026: \$575,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

505/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

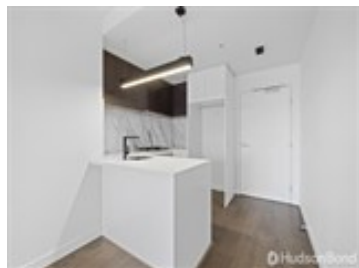
2 - -

Price: \$425,000

Method: Sale

Date: 23/02/2026

Property Type: Strata Unit/Flat



306/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 01/02/2026

Property Type: Strata Unit/Flat



108/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 29/12/2025

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700