

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

8/69 Tram Road, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$645,000

Median sale price

Median price

\$687,000

Property type

Unit

Suburb

Doncaster

Period - From

Oct 2025

to

Dec 2025

Source

REIV

Comparable property sales

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. 2/25 Clay Drive, Doncaster	\$ 725,000	5/12/2025
2. 3/75 Board Street, Doncaster	\$ 750,000	2/10/2025
3. 9/450 Doncaster Road, Doncaster	\$ 640,000	1/10/2025

This Statement of Information was prepared on:

1/03/2026

Comparable properties




\$ 725,000

2/25 Clay Drive, Doncaster, Victoria

DATE: 5/12/2025

PROPERTY TYPE: TOWNHOUSE

 2  2
 2  sqm



\$ 750,000

3/75 Board Street, Doncaster, Victoria

DATE: 2/10/2025

PROPERTY TYPE: TOWNHOUSE

 2  1
 1  sqm



\$ 640,000

9/450 Doncaster Road, Doncaster, Victoria

DATE :1/10/2025

PROPERTY TYPE: TOWNHOUSE

 2  1
 1  sqm x

Get an **Instant Online Appraisal**

What's my property worth?

The Smartre™ Sale

A smarter and safer way to sell your property
without any upfront costs.

LEARN MORE