

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

3/22 TRAM ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$998,000

&

\$1,097,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

2/4 FRANK STREET DONCASTER VIC 3108	\$1,038,000	02-Mar-26
3/11 FRANK STREET DONCASTER VIC 3108	\$1,030,000	11-Apr-26
5/49 QUEENS AVENUE DONCASTER VIC 3108	\$1,070,000	04-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 20 April 2026

haisheng li

P 0431506389

M 0431506389

E howard.li@firststandco.com.au



**2/4 FRANK STREET DONCASTER
VIC 3108**

 3  2  2

Sold Price

\$1,038,000

Sold Date **02-Mar-26**

Distance **0.08km**



**3/11 FRANK STREET DONCASTER
VIC 3108**

 4  2  2

Sold Price

^{RS} **\$1,030,000**

Sold Date **11-Apr-26**

Distance **0.16km**



**5/49 QUEENS AVENUE
DONCASTER VIC 3108**

 3  2  1

Sold Price

\$1,070,000

Sold Date **04-Feb-26**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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