

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 404/91-93 Tram Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 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	711/600 Doncaster Rd DONCASTER 3108	\$478,800	11/05/2026
2	101/3 Grosvenor St DONCASTER 3108	\$495,000	05/05/2026
3	811/5 Elgar Ct DONCASTER 3108	\$450,000	08/12/2025

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: 03/06/2026 12:34



 2
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  1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median Unit Price
 Year ending March 2026: \$712,500

Comparable Properties



711/600 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$478,800
Method:
Date: 11/05/2026
Property Type: Unit



101/3 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$495,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment



811/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$450,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment

Account - VICPROP | P: 03 8888 1011