

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

306/88 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2025

to

31 Dec 2025

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

611/1 GROSVENOR STREET DONCASTER VIC 3108	\$390,000	10-Nov-25
401/642 DONCASTER ROAD DONCASTER VIC 3108	\$375,000	09-Sep-25
824/642 DONCASTER ROAD DONCASTER VIC 3108	\$420,000	17-Sep-25

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: 13 January 2026



**611/1 GROSVENOR STREET
DONCASTER VIC 3108**

 1
 1
 1

Sold Price **\$390,000** Sold Date **10-Nov-25**

Distance **0.76km**

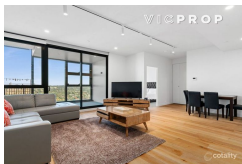


**401/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1
 1
 1

Sold Price **\$375,000** Sold Date **09-Sep-25**

Distance **0.26km**



**824/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1
 1
 1

Sold Price **\$420,000** Sold Date **17-Sep-25**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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