

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

110/83 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2025

to

31 Jul 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

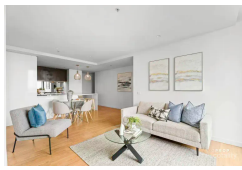
Date of sale

305/8 HEPBURN ROAD DONCASTER VIC 3108	\$710,000	04-Jul-26
1009/20 HEPBURN ROAD DONCASTER VIC 3108	\$665,000	11-Jun-26
309/8 BERKELEY STREET DONCASTER VIC 3108	\$650,000	21-May-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: 25 August 2026



**305/8 HEPBURN ROAD
DONCASTER VIC 3108**

 3  2  2

Sold Price

^{RS}

\$710,000

Sold Date

04-Jul-26

Distance

0.56km



**1009/20 HEPBURN ROAD
DONCASTER VIC 3108**

 3  2  2

Sold Price

\$665,000

Sold Date

11-Jun-26

Distance

0.44km



**309/8 BERKELEY STREET
DONCASTER VIC 3108**

 3  2  2

Sold Price

^{RS}

\$650,000

Sold Date

21-May-26

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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