

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

2/17 Outhwaite Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,100,500

Property Type Townhouse

Suburb Doncaster

Period - From 11/09/2024

to

10/09/2025

Source

Property Data

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	2/1a Kampman St BULLEEN 3105	\$1,090,000	08/07/2025
2	44 Carawatha Rd DONCASTER 3108	\$1,160,000	10/06/2025
3	4/2 Paul St DONCASTER 3108	\$1,110,000	18/05/2025

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:

11/09/2025 15:48



 4  2  2

Property Type: Townhouse
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median Townhouse Price
11/09/2024 - 10/09/2025: \$1,100,500

Comparable Properties



2/1a Kampman St BULLEEN 3105 (VG)

Agent Comments

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Price: \$1,090,000
Method: Sale
Date: 08/07/2025
Property Type: Flat/Unit/Apartment (Res)



44 Carawatha Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 10/06/2025
Property Type: House (Res)



4/2 Paul St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,110,000
Method: Auction Sale
Date: 18/05/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888