

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

6/21-23 OUTHWAITE AVENUE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2024

to

31 Jul 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

4/21-23 OUTHWAITE AVENUE DONCASTER VIC 3108	\$790,000	24-Apr-25
2/72 AYR STREET DONCASTER VIC 3108	\$866,500	16-Aug-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: 25 August 2025


**4/21-23 OUTHWAITE AVENUE
DONCASTER VIC 3108**

 3
  2
  -

Sold Price **\$790,000** Sold Date **24-Apr-25**

Distance **0km**


**2/72 AYR STREET DONCASTER VIC
3108**

 2
  1
  1

Sold Price ^{RS} **\$866,500** Sold Date **16-Aug-25**

Distance **0.28km**

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

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