

## 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

2/34 OUTLOOK DRIVE DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2025

to

28 Feb 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

2/9-11 WHITTENS LANE DONCASTER VIC 3108	\$950,000	18-Dec-25
1/20 KAREN STREET BOX HILL NORTH VIC 3129	\$923,000	29-Nov-25
1/21 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130	\$910,000	15-Jan-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: 26 March 2026



**2/9-11 WHITTENS LANE  
DONCASTER VIC 3108**

3 2 2

Sold Price **\$950,000** Sold Date **18-Dec-25**

Distance **0.85km**



**1/20 KAREN STREET BOX HILL  
NORTH VIC 3129**

3 2 2

Sold Price **\$923,000** Sold Date **29-Nov-25**

Distance **1.64km**



**1/21 CAROLINE CRESCENT  
BLACKBURN NORTH VIC 3130**

3 2 1

Sold Price **\$910,000** Sold Date **15-Jan-26**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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