

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 15 Rathmullen Quadrant, Doncaster Vic 3108
Including suburb and postcode

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,555,000 Property Type House Suburb Doncaster
Period - From 16/01/2025 to 15/01/2026 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 58 Church Rd DONCASTER 3108	\$1,510,000	20/12/2025
2 12 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,538,888	30/11/2025
3 32 Council St DONCASTER 3108	\$1,530,000	29/11/2025

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:

16/01/2026 13:12



4



2



2

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

16/01/2025 - 15/01/2026: \$1,555,000

Comparable Properties



58 Church Rd DONCASTER 3108 (REI)



4



2



2

Price: \$1,510,000

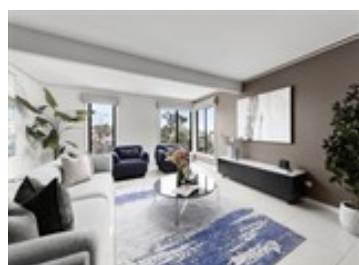
Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments



12 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)



4



2



2

Price: \$1,538,888

Method: Auction Sale

Date: 30/11/2025

Property Type: House (Res)

Land Size: 849 sqm approx

Agent Comments



32 Council St DONCASTER 3108 (REI)



4



2



2

Price: \$1,530,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320