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	82 Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,548,000 Property Type House Suburb Doncaster

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	20 Soderlund Dr DONCASTER 3108	$1,480,000	17/03/2025
2	67 Finlayson St DONCASTER 3108	$1,435,000	15/03/2025
3	34 Cantala Dr DONCASTER 3108	$1,400,000	14/02/2025

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: 07/07/2025 16:04

82 Rathmullen Quadrant, Doncaster Vic 3108



3 2 2

Rooms: 7
Property Type: House
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
June quarter 2025: $1,548,000

Comparable Properties



20 Soderlund Dr DONCASTER 3108 (REI/VG)

4 2 3

Price: $1,480,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 664 sqm approx

Agent Comments



67 Finlayson St DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,435,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments



34 Cantala Dr DONCASTER 3108 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 723 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

REIV THE DIFFERENCE

propertydata .com.au

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