

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

2/32 Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Doncaster

Period - From 09/12/2024 to 08/12/2025 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	6/21-23 Outhwaite Av DONCASTER 3108	\$802,000	14/10/2025
2	18 High St DONCASTER 3108	\$800,000	13/10/2025
3	1/6 Janda Ct BOX HILL NORTH 3129	\$800,000	26/09/2025

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:

09/12/2025 11:36



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

09/12/2024 - 08/12/2025: \$1,080,000

Comparable Properties



6/21-23 Outhwaite Av DONCASTER 3108 (REI)

Agent Comments



Price: \$802,000

Method: Private Sale

Date: 14/10/2025

Property Type: Unit



18 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

1/6 Janda Ct BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 26/09/2025

Property Type: Flat/Unit/Apartment (Res)

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



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