

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

15 Fromhold Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,545,500 Property Type House Suburb Doncaster

Period - From 06/05/2025 to 05/05/2026 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	9 Olron Rise DONCASTER EAST 3109	\$1,628,000	18/04/2026
2	2 Bellara St DONCASTER 3108	\$1,470,000	17/04/2026
3	15 Coolabah St DONCASTER 3108	\$1,450,000	16/04/2026

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: 06/05/2026 16:25

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4 3 2

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

06/05/2025 - 05/05/2026: \$1,545,500

Comparable Properties



9 Olron Rise DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,628,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)



2 Bellara St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,470,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: House (Res)

Land Size: 313 sqm approx



15 Coolabah St DONCASTER 3108 (REI)

Agent Comments

4 4 2

Price: \$1,450,000

Method: Private Sale

Date: 16/04/2026

Property Type: House

Account - Jellis Craig | P: 98305966