

## 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 FREEHOLD STREET DOREEN VIC 3754

### 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

\$650,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,444

Property type

House

Suburb

Doreen

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

8 ITALIA STREET DOREEN VIC 3754	\$684,500	20-Dec-24
3 CORTLAND STREET DOREEN VIC 3754	\$640,000	11-Nov-24
5 GARDEN ROAD DOREEN VIC 3754	\$665,000	15-Oct-24

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: 10 February 2025

Ken Grech

P 5428 4007

M 0418 509 710

E ken.grech@gisborne.rh.com.au



**8 ITALIA STREET DOREEN VIC  
3754**

Sold Price <sup>RS</sup> **\$684,500** <sup>UN</sup> Sold Date **20-Dec-24**

4 2 2

Distance **0.23km**



**3 CORTLAND STREET DOREEN VIC  
3754**

Sold Price **\$640,000** Sold Date **11-Nov-24**

4 2 2

Distance **0.63km**



**5 GARDEN ROAD DOREEN VIC  
3754**

Sold Price **\$665,000** Sold Date **15-Oct-24**

4 2 2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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