

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

206 Flaxen Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$770,000 Property Type House Suburb Doreen

Period - From 01/01/2024 to 31/12/2024 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	8 Bernard St DOREEN 3754	\$715,000	15/02/2025
2	39 Lakeland Dr DOREEN 3754	\$740,000	06/02/2025
3	14 Bursaria Way DOREEN 3754	\$717,000	28/11/2024

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:

26/02/2025 16:42



Rooms: 6

Property Type: Land

Land Size: 449 sqm approx

[Agent Comments](#)

Comparable Properties



8 Bernard St DOREEN 3754 (REI)

[Agent Comments](#)



Price: \$715,000

Method: Private Sale

Date: 15/02/2025

Property Type: House

Land Size: 603 sqm approx



39 Lakeland Dr DOREEN 3754 (REI)

[Agent Comments](#)



Price: \$740,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 400 sqm approx



14 Bursaria Way DOREEN 3754 (REI/VG)

[Agent Comments](#)



Price: \$717,000

Method: Sold Before Auction

Date: 28/11/2024

Property Type: House (Res)

Land Size: 371 sqm approx