

# 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

3 Hilltop Mews, Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Doreen

Period - From

14/08/2024

to

12/02/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Holstein Place Doreen VIC	\$1,035,000	17/10/2024
35 Rothacker Rise Doreen VIC	\$1,010,000	06/11/2024
14 Sinnott Street Doreen VIC	\$975,000	21/11/2024

This Statement of Information was prepared on:

14/02/2025