

# 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

25 Moonstone 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)

Range between

\$980,000

&

\$1,070,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Doreen

Period - From

11/08/2024

to

10/02/2025

Source

price\_finder

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

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 71 Kempen Road Doreen VIC      | \$1,050,000 | 07/11/2024   |
|                                |             |              |
|                                |             |              |

This Statement of Information was prepared on:

12/02/2025