

# 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

1 Caltowie 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 \$920,000

&

\$990,000

### Median sale price

Median price \$770,500

Property Type House

Suburb Doreen

Period - From 01/04/2025

to 30/06/2025

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.

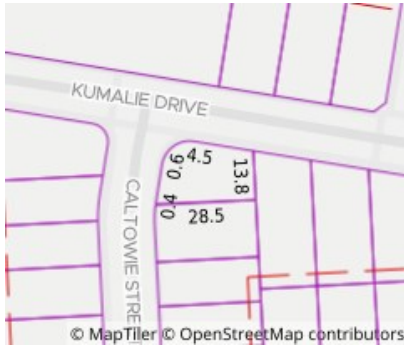
|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 2 Caltowie St DOREEN 3754      | \$1,000,000 | 09/05/2025   |
| 2 | 16 Coobowie Dr DOREEN 3754     | \$965,000   | 05/05/2025   |
| 3 | 20 Gyrfalcon Way DOREEN 3754   | \$921,500   | 14/03/2025   |

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:

01/09/2025 08:07



 4  2  2

**Property Type:** House  
**Land Size:** 424 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$920,000 - \$990,000  
**Median House Price**  
 June quarter 2025: \$770,500

## Comparable Properties



**2 Caltowie St DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 576 sqm approx



**16 Coobowie Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House  
**Land Size:** 525 sqm approx



**20 Gyrfalcon Way DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$921,500  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** House  
**Land Size:** 512 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243