

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

10 One Tree Road, Doreen Vic 3754

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$780,000 Property Type House Suburb Doreen

Period - From 01/04/2024 to 31/03/2025 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	19 Aria Ct DOREEN 3754	\$775,000	24/04/2025
2	26 Thernholme Cr DOREEN 3754	\$812,000	14/04/2025
3	8 One Tree Rd DOREEN 3754	\$780,000	10/02/2025

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:

22/05/2025 12:39

10 One Tree Road, Doreen Vic 3754



Property Type: Land
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median House Price
Year ending March 2025: \$780,000

Comparable Properties



19 Aria Ct DOREEN 3754 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 24/04/2025
Property Type: House
Land Size: 540 sqm approx



26 Thernholme Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$812,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 400 sqm approx



8 One Tree Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 443 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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