

## 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 TILT ROAD DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

7 FAITHFUL WAY DOREEN VIC 3754	\$700,000	26-Mar-25
5 ODYSSEY PLACE DOREEN VIC 3754	\$735,000	01-May-25
23 OUTBACK DRIVE DOREEN VIC 3754	\$744,000	01-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 24 June 2025



## 7 FAITHFUL WAY DOREEN VIC 3754

4 2 2

Sold Price

**\$700,000**

Sold Date

**26-Mar-25**

Distance

**0.58km**



## 5 ODYSSEY PLACE DOREEN VIC 3754

4 2 2

Sold Price

**\$735,000**

Sold Date

**01-May-25**

Distance

**1.28km**



## 23 OUTBACK DRIVE DOREEN VIC 3754

4 2 2

Sold Price

**\$744,000**

Sold Date

**01-Apr-25**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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