

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

13 Tosca Way, Doreen Vic 3754

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$769,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2025

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	13 Owl Rd DOREEN 3754	\$750,000	24/04/2025
2	26 Peterborough Dr DOREEN 3754	\$720,000	14/04/2025
3	7 Faithful Way DOREEN 3754	\$700,000	26/03/2025

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:

27/06/2025 11:33



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Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 March quarter 2025: \$769,000

Comparable Properties



13 Owl Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$750,000
Method: Private Sale
Date: 24/04/2025
Property Type: House
Land Size: 467 sqm approx



26 Peterborough Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$720,000
Method: Private Sale
Date: 14/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 400 sqm approx



7 Faithful Way DOREEN 3754 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 395 sqm approx

Account - Barry Plant | P: 03 9842 8888