

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	17 FLICKER LANE DOREEN VIC 3754
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Indicative selling price

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

Single Price	or range between	\$695,000	&	\$745,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$771,250	Property type	House	Suburb	Doreen
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
27 FITZWILLIAM DRIVE DOREEN VIC 3754	\$730,000	13-Aug-25
34 FOSSILSTONE AVENUE DOREEN VIC 3754	\$745,000	20-Sep-25
167 ORCHARD ROAD DOREEN VIC 3754	\$720,000	11-Sep-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: 06 January 2026



**27 FITZWILLIAM DRIVE DOREEN
VIC 3754**

3 2 2

Sold Price

\$730,000 Sold Date **13-Aug-25**

Distance **0.85km**



**34 FOSSILSTONE AVENUE
DOREEN VIC 3754**

3 2 2

Sold Price

\$745,000 Sold Date **20-Sep-25**

Distance **1.08km**



**167 ORCHARD ROAD DOREEN VIC
3754**

3 2 2

Sold Price

\$720,000 Sold Date **11-Sep-25**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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