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	17 Spirit Avenue, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

narige between \$7.70,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$770,000	&	\$820,000
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Median sale price

Median price	\$777,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	26 Embankment Rd DOREEN 3754	\$820,000	25/08/2025
2	2 Piccadily Ct DOREEN 3754	\$771,000	16/08/2025
3	51 Freehold St DOREEN 3754	\$772,500	01/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2025 10:02













Property Type: House Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$770,000 - \$820,000 **Median House Price** Year ending June 2025: \$777,000

Comparable Properties



26 Embankment Rd DOREEN 3754 (REI)







Agent Comments

Price: \$820,000 Method: Private Sale Date: 25/08/2025 Property Type: House

Land Size: 448 sqm approx



2 Piccadily Ct DOREEN 3754 (REI)







Agent Comments

Price: \$771,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 434 sqm approx

51 Freehold St DOREEN 3754 (VG)





Agent Comments

Price: \$772,500 Method: Sale Date: 01/07/2025

Property Type: House (Res) Land Size: 399 sqm approx

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





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