

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

19 Glenshire Grove, Doreen Vic 3754

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$777,000 Property 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	Price	Date of sale
1	47 Hazel Glen Dr DOREEN 3754	\$1,020,000	24/07/2025
2	17 Sweeney Dr DOREEN 3754	\$1,005,000	18/06/2025
3	40 Overland Dr DOREEN 3754	\$1,000,000	30/05/2025

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:

05/08/2025 10:27

Matt Dougan

03 9431 1222

0416 065 115

mattdougan@jellisrcraig.com.au

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending June 2025: \$777,000



5 2 2

Property Type: House

Land Size: 859 sqm approx

Agent Comments

Additional caravan/trailer or boat parking

Comparable Properties



47 Hazel Glen Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$1,020,000

Method: Private Sale

Date: 24/07/2025

Rooms: 6

Property Type: House (Res)

Land Size: 807 sqm approx



17 Sweeney Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$1,005,000

Method: Private Sale

Date: 18/06/2025

Rooms: 6

Property Type: House (Res)

Land Size: 842 sqm approx



40 Overland Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$1,000,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Land Size: 796 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192