#### 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	19 Glenshire Grove, Doreen Vic 3754
Including suburb and	
postcode	

#### 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	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	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 comparableproperties 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



# **JellisCraig**

Matt Dougan 03 9431 1222 0416 065 115

\$980,000 - \$1,050,000 **Median House Price** Year ending June 2025: \$777,000

mattdougan@jelliscraig.com.au **Indicative Selling Price** 



Property Type: House Land Size: 859 sqm approx

**Agent Comments** 

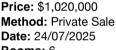
Additional caravan/trailer or boat parking

# Comparable Properties



47 Hazel Glen Dr DOREEN 3754 (REI)

**Agent Comments** 



Rooms: 6

Property Type: House (Res) Land Size: 807 sqm approx

17 Sweeney Dr DOREEN 3754 (REI)







**Agent Comments** 



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



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





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