Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 ROAMING ROAD DOREEN VIC 3754

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	$1,695,000	&	$1,795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$808,518	Property type	House	Suburb	Doreen
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3 CREEKWOOD COURT DOREEN VIC 3754	$1,705,000	01-Jun-25
17 CATHEDRAL RISE DOREEN VIC 3754	$2,000,000	08-Apr-25
4 LACOMBE BOULEVARD DOREEN VIC 3754	$1,500,000	09-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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3 CREEKWOOD COURT DOREEN VIC 3754

5 2 2

Sold Price **$1,705,000** Sold Date **01-Jun-25**

Distance -

17 CATHEDRAL RISE DOREEN VIC 3754

4 2 10

Sold Price **$2,000,000** Sold Date **08-Apr-25**

Distance -

4 LACOMBE BOULEVARD DOREEN VIC 3754

4 4 2

Sold Price **$1,500,000** Sold Date **09-Dec-25**

Distance -

35 BRONTE CRESCENT DOREEN VIC 3754

4 2 4

Sold Price Sold Date **08-Nov-25**

Distance -

102 BROOKWOOD AVENUE DOREEN VIC 3754

5 2 3

Sold Price **$1,721,000** Sold Date **02-Aug-25**

Distance -

9-11 FLAXEN HILLS ROAD DOREEN VIC 3754

4 2 2

Sold Price **$1,776,000** Sold Date **17-Oct-25**

Distance -

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

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