

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

2 SMOKEY GLADE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2024

to

31 Aug 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

10 GILLOW GROVE DOREEN VIC 3754	\$747,000	06-May-25
9 INNOVATION ROAD DOREEN VIC 3754	\$761,000	21-Aug-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: 19 September 2025



**10 GILLOW GROVE DOREEN VIC
3754**

Sold Price

\$747,000

Sold Date **06-May-25**

 3  2  2

Distance **0.33km**



**9 INNOVATION ROAD DOREEN VIC
3754**

Sold Price

^{RS} **\$761,000**

Sold Date **21-Aug-25**

 3  2  2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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