

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

20 Dargo Crescent, Doreen VIC 3754

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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

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.

Address of comparable property	Price	Date of sale
14 Raimo Place Doreen VIC	\$810,000	15/10/2025
7 Gyrfalcon Way Doreen VIC	\$797,000	28/08/2025

This Statement of Information was prepared on:

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 2 2

Property Type: House
Sash Buncic
94357666
0413 826 847
sbuncic@morrisonkleeman.com.au
Indicative Selling Price
\$740,000 - \$810,000
Median House Price
Year ending January 2026: \$780,000

Comparable Properties

14 Raimo Place Doreen VIC



4 2 2

Price: \$810,000
Date: 15/10/2025
Property Type: House
Land Size: 589 sqm approx

7 Gyrfalcon Way Doreen VIC



4 2 2

Price: \$797,000
Date: 28/08/2025
Property Type: House
Land Size: 589 sqm approx

Account - Morrison Kleeman Greensborough | P: 9435 7666