

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

3 ATHLESTANE 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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

Suburb

Doreen

Period-from

01 Nov 2024

to

31 Oct 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

26 EMBANKMENT ROAD DOREEN VIC 3754	\$820,000	15-Aug-25
13 PORT ROAD DOREEN VIC 3754	\$800,000	29-Sep-25
31 INDEPENDENCE BOULEVARD DOREEN VIC 3754	\$830,000	13-Sep-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.~~

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**26 EMBANKMENT ROAD DOREEN
VIC 3754**

Sold Price **\$820,000** Sold Date **15-Aug-25**

 4  2  2

Distance **0.38km**



13 PORT ROAD DOREEN VIC 3754

Sold Price ^{RS} **\$800,000** Sold Date **29-Sep-25**

 4  2  2

Distance **0.5km**



**31 INDEPENDENCE BOULEVARD
DOREEN VIC 3754**

Sold Price **\$830,000** Sold Date **13-Sep-25**

 4  2  2

Distance **0.93km**

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

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