

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

4 FLEETWOOD DRIVE 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Doreen

Period-from

01 Oct 2024

to

30 Sep 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

6 WOODRIDGE CRESCENT DOREEN VIC 3754	\$800,000	14-Aug-25
26 EMBANKMENT ROAD DOREEN VIC 3754	\$820,000	15-Aug-25
16 NESCI STREET DOREEN VIC 3754	\$795,000	26-Jul-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: 08 October 2025

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**6 WOODRIDGE CRESCENT
DOREEN VIC 3754**

 4  2  2

Sold Price **\$800,000** Sold Date **14-Aug-25**

Distance **0.46km**

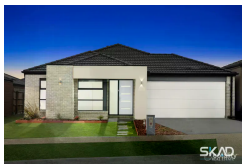


**26 EMBANKMENT ROAD DOREEN
VIC 3754**

 4  2  2

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

Distance **0.65km**



**16 NESCI STREET DOREEN VIC
3754**

 4  2  2

Sold Price **\$795,000** Sold Date **26-Jul-25**

Distance **1.15km**

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

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