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 SUBZERO 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$803,000	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 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
2 SUBZERO DRIVE DOREEN VIC 3754	$721,000	11-Mar-26
29 SALERNO CRESCENT DOREEN VIC 3754	$680,000	10-Mar-26
8 ISIDORE DRIVE DOREEN VIC 3754	$725,000	25-Feb-26

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: 01 June 2026

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2 SUBZERO DRIVE DOREEN VIC 3754

4 2 2

Sold Price **$721,000** Sold Date **11-Mar-26**

Distance **0.01km**



29 SALERNO CRESCENT DOREEN VIC 3754

4 2 2

Sold Price **$680,000** Sold Date **10-Mar-26**

Distance **0.69km**



8 ISIDORE DRIVE DOREEN VIC 3754

3 2 2

Sold Price **$725,000** Sold Date **25-Feb-26**

Distance **0.4km**

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

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