

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 SULLIVAN LINK 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2025

to

30 Jun 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

26 MERREDIN CIRCUIT DOREEN VIC 3754	\$780,000	03-Jun-26
40 FREEHOLD STREET DOREEN VIC 3754	\$800,000	14-Apr-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: 09 July 2026


**26 MERREDIN CIRCUIT DOREEN
VIC 3754**

 3
  2
  2

Sold Price

^{RS}
\$780,000

Sold Date

03-Jun-26

Distance

0.48km

**40 FREEHOLD STREET DOREEN
VIC 3754**

 3
  2
  2

Sold Price

\$800,000

Sold Date

14-Apr-26

Distance

2.83km
RS = Recent sale

UN = Undisclosed Sale

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