

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

41 WOORAWA 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

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

18 LAKE FRONT MEWS DOREEN VIC 3754	\$891,000	21-Aug-25
42 MIDLAND ROAD DOREEN VIC 3754	\$895,000	04-Jun-25
4 WESTLANDER WAY DOREEN VIC 3754	\$931,798	29-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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Imogen Hammond
P 0434775639
M 0434775639
E ihammond@barryplant.com.au



**18 LAKE FRONT MEWS DOREEN
VIC 3754**

 4  2  2

Sold Price

\$891,000

Sold Date **21-Aug-25**

Distance **1.57km**



**42 MIDLAND ROAD DOREEN VIC
3754**

 3  2  2

Sold Price

\$895,000

Sold Date **04-Jun-25**

Distance **1.82km**



**4 WESTLANDER WAY DOREEN
VIC 3754**

 4  2  2

Sold Price

^{RS} **\$931,798**

Sold Date **29-Sep-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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