

# 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

46 Elderfield Circuit, Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$760,000

Property Type

House

Suburb

Doreen

Period - From

30/11/2024

to

29/05/2025

Source

price\_finder

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
45 Dunraven Crescent Doreen VIC	\$748,000	07/02/2025
3 Dunraven Crescent Doreen VIC	\$740,000	03/01/2025
7 Independence Boulevard Doreen VIC	\$735,000	30/03/2025

This Statement of Information was prepared on:

30/05/2025