

## 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

56 ASPECT DRIVE DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7 PICTURESQUE AVENUE DOREEN VIC 3754 | \$705,000 | 31-May-25 |
| 2 COOLGARDIE WAY DOREEN VIC 3754     | \$665,000 | 12-Feb-25 |
| 15 BELMONT RISE DOREEN VIC 3754      | \$670,000 | 24-May-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: 13 June 2025



## 7 PICTURESQUE AVENUE DOREEN VIC 3754

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**31-May-25**



4



2



2

Distance

**0.09km**



## 2 COOLGARDIE WAY DOREEN VIC 3754

Sold Price

**\$665,000**

Sold Date

**12-Feb-25**



4



2



2

Distance

**0.61km**



## 15 BELMONT RISE DOREEN VIC 3754

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date

**24-May-25**



4



2



2

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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