Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	58 Valencia Boulevard, Doreen, VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	$600,000

Median sale price

Median price	NA	Property Type	House	Suburb	Doreen (3754)
Period - From	01/12/2024	to	30/11/2025	Source	Realestate.com.au

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
42 VALENCIA BOULEVARD, DOREEN VIC 3754	$595,000	05/08/2025
2 VALENCIA BOULEVARD, DOREEN VIC 3754	$581,000	01/07/2025

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/12/2025

MELBOURNE REALTY GROUP