

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

8 LEXINGTON AVENUE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Doreen

Period-from

01 Apr 2024

to

31 Mar 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

3 DUNRAVEN CRESCENT DOREEN VIC 3754	\$740,000	03-Jan-25
4 ALTITUDE DRIVE DOREEN VIC 3754	\$705,000	28-Jan-25
25 COOLIBAH STREET DOREEN VIC 3754	\$710,000	26-Mar-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: 23 April 2025



3 DUNRAVEN CRESCENT DOREEN VIC 3754

 4  2  2

Sold Price

\$740,000

Sold Date

03-Jan-25

Distance

0.12km



4 ALTITUDE DRIVE DOREEN VIC 3754

 4  2  2

Sold Price

\$705,000

Sold Date

28-Jan-25

Distance

0.51km



25 COOLIBAH STREET DOREEN VIC 3754

 4  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

26-Mar-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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