

## 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

12 OWL ROAD 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

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2024

to

30 Jun 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

4 COURTHOUSE WALK DOREEN VIC 3754	\$561,000	14-May-25
9 OUTBACK DRIVE DOREEN VIC 3754	\$596,000	12-Jun-25
24 TOORADIN CRESCENT DOREEN VIC 3754	\$607,000	05-Feb-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: 07 July 2025

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**4 COURTHOUSE WALK DOREEN  
VIC 3754**

 3  2  1

Sold Price

**\$561,000**

Sold Date **14-May-25**

Distance **0.48km**



**9 OUTBACK DRIVE DOREEN VIC  
3754**

 3  2  1

Sold Price

<sup>RS</sup> **\$596,000**

Sold Date **12-Jun-25**

Distance **0.59km**



**24 TOORADIN CRESCENT DOREEN  
VIC 3754**

 3  2  1

Sold Price

**\$607,000**

Sold Date **05-Feb-25**

Distance **0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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