

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

101 Flaxen Hills Road, Doreen VIC 3754

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Doreen

Period - From

28/01/2025

to

27/07/2025

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 |
|---------------------------------|-----------|--------------|
| 9 Carribe Road Doreen VIC | \$942,500 | 23/04/2025 |
| 7 Coulthard Crescent Doreen VIC | \$938,000 | 15/07/2025 |
| 29 Nash Grove Doreen VIC | \$950,000 | 13/05/2025 |

This Statement of Information was prepared on:

28/07/2025