

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

6 Hammock Drive, Doreen Vic 3754

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$770,500

Property Type

House

Suburb

Doreen

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Nesci St DOREEN 3754	\$795,000	26/07/2025
2	10 One Tree Rd DOREEN 3754	\$810,000	16/06/2025
3	46 Elation Blvd DOREEN 3754	\$847,500	15/04/2025

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 six months.~~

This Statement of Information was prepared on:

29/07/2025 14:52



Property Type: House (Res)

Land Size: 558 sqm approx

Agent Comments

Comparable Properties



16 Nesci St DOREEN 3754 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 496 sqm approx



10 One Tree Rd DOREEN 3754 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 451 sqm approx



46 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$847,500

Method: Private Sale

Date: 15/04/2025

Property Type: House

Land Size: 498 sqm approx