

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

71 ADOQUIN STREET 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

\$699,000

or range
between

&

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

Cotality

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

18 ADOQUIN STREET DOREEN VIC 3754	\$685,000	16-Jul-25
18 GALLIVANT DRIVE DOREEN VIC 3754	\$705,000	01-Apr-25
42 DARGO CRESCENT DOREEN VIC 3754	\$700,000	16-Jul-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.~~

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18 ADOQUIN STREET DOREEN VIC 3754

Sold Price

^{RS}

\$685,000

Sold Date

16-Jul-25

 4  2  2

Distance

0.39km



18 GALLIVANT DRIVE DOREEN VIC 3754

Sold Price

\$705,000

Sold Date

01-Apr-25

 3  2  2

Distance

0.57km



42 DARGO CRESCENT DOREEN VIC 3754

Sold Price

^{RS}

\$700,000

Sold Date

16-Jul-25

 3  2  2

Distance

1.79km



20 ECHELON ROAD DOREEN VIC 3754

Sold Price

\$705,000

Sold Date

05-Apr-25

 4  2  2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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