

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

122 Hazel Glen Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$860,000

&

\$945,000

Median sale price

Median price \$777,000

Property Type House

Suburb Doreen

Period - From 01/07/2024

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	2 Caltowie St DOREEN 3754	\$1,000,000	09/05/2025
2	27 Hazel Glen Dr DOREEN 3754	\$1,030,000	05/05/2025
3	56 Mabel St DOREEN 3754	\$1,030,000	18/03/2025

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:

08/07/2025 09:15

122 Hazel Glen Drive, Doreen Vic 3754



Property Type: House (New - Detached)
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$945,000
Median House Price
Year ending June 2025: \$777,000

Comparable Properties



2 Caltowie St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 576 sqm approx



27 Hazel Glen Dr DOREEN 3754 (VG)

Agent Comments



Price: \$1,030,000
Method: Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 505 sqm approx



56 Mabel St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 619 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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