# 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

#### 19 THOROUGHBRED BOULEVARD DOREEN VIC 3754

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	5900.000	&	\$980,000					
<b>Median sale price</b> (*Delete house or unit as applicable)										
Median Price	\$760,000	Property type	House	Suburb	Doreen					

30 Jun 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale	
21 WATERWAY BOULEVARD DOREEN VIC 3754	\$925,000	17-May-25	
13 BRAFORD DRIVE DOREEN VIC 3754	\$965,000	06-May-25	
11 DENDRON COURT DOREEN VIC 3754	\$932,500	17-Apr-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: 30 July 2025



Cotality

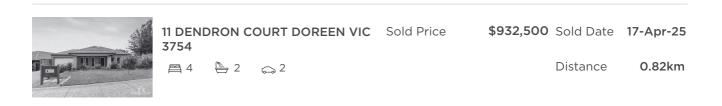
consumer.vic.gov.au



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	21 WATERWAY BOULEVARD DOREEN VIC 3754	Sold Price	<sup>RS</sup> \$925,000	Sold Date Distance	17-May-25 1.01km
	13 BRAFORD DRIVE DOREEN VIC 3754	Sold Price	<sup>RS</sup> \$965,000	Sold Date	06-May-25
	📇 4 👆 2 🞧 2			Distance	1.22km



#### RS = Recent sale UN = Undisclosed Sale

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