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	41 WOORAWA DRIVE 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~~		or range between	$860,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Land	Suburb	Doreen
Period-from	01 Oct 2024	to	30 Sep 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 LAKE FRONT MEWS DOREEN VIC 3754	$891,000	21-Aug-25
42 MIDLAND ROAD DOREEN VIC 3754	$895,000	04-Jun-25
4 WESTLANDER WAY DOREEN VIC 3754	$931,798	29-Sep-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 LAKE FRONT MEWS DOREEN VIC 3754

4 2 2

Sold Price **$891,000** Sold Date **21-Aug-25**

Distance **1.57km**



42 MIDLAND ROAD DOREEN VIC 3754

3 2 2

Sold Price **$895,000** Sold Date **04-Jun-25**

Distance **1.82km**



4 WESTLANDER WAY DOREEN VIC 3754

4 2 2

Sold Price RS **$931,798** Sold Date **29-Sep-25**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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