

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

7 GRAFFS AVENUE 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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

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

9 SINNOTT STREET DOREEN VIC 3754	\$910,000	17-Sep-25
6 HAMMOCK DRIVE DOREEN VIC 3754	\$915,000	13-Aug-25
11 MACADAMIA STREET DOREEN VIC 3754	\$950,000	20-Aug-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: 28 October 2025

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9 SINNOTT STREET DOREEN VIC 3754

Sold Price

^{RS} **\$910,000** ^{UN}

Sold Date **17-Sep-25**

 4  2  2

Distance **0.36km**



6 HAMMOCK DRIVE DOREEN VIC 3754

Sold Price

\$915,000

Sold Date **13-Aug-25**

 4  2  2

Distance **0.91km**



11 MACADAMIA STREET DOREEN VIC 3754

Sold Price

^{RS} **\$950,000**

Sold Date **20-Aug-25**

 4  2  2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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