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	4 FLEETWOOD 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	$790,000	&	$809,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Doreen
Period-from	01 Nov 2024	to	31 Oct 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
5 SPIRIT AVENUE DOREEN VIC 3754	$805,500	31-Oct-25
3 SHERWOOD WAY DOREEN VIC 3754	$800,050	28-Oct-25
6 FOSSILSTONE AVENUE DOREEN VIC 3754	$800,000	30-Oct-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: 10 November 2025

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5 SPIRIT AVENUE DOREEN VIC 3754

4 2 -

Sold Price RS $805,500 Sold Date 31-Oct-25

Distance 0.57km



3 SHERWOOD WAY DOREEN VIC 3754

4 2 -

Sold Price RS $800,050 Sold Date 28-Oct-25

Distance 0.57km



6 FOSSILSTONE AVENUE DOREEN VIC 3754

4 2 2

Sold Price RS $800,000 Sold Date 30-Oct-25

Distance 1.47km

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

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