

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

33 EMERY 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Doreen

Period-from

01 Mar 2025

to

28 Feb 2026

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

25 TRAINOR STREET DOREEN VIC 3754	\$612,000	21-Feb-26
13 PERSIMMON WAY DOREEN VIC 3754	\$620,000	09-Dec-25
28 LOWE DRIVE DOREEN VIC 3754	\$620,000	26-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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25 TRAINOR STREET DOREEN VIC 3754

Sold Price

^{RS}

\$612,000

Sold Date

21-Feb-26

 3  2  2

Distance

0.99km



13 PERSIMMON WAY DOREEN VIC 3754

Sold Price

\$620,000

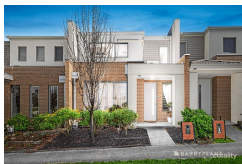
Sold Date

09-Dec-25

 3  2  1

Distance

1.39km



28 LOWE DRIVE DOREEN VIC 3754

Sold Price

Sold Date

26-Sep-25

 3  2  2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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