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	2 LAKE FRONT MEWS 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	$970,000	&	$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$797,500	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
6 WATERLOO STREET DOREEN VIC 3754	1015000	10-Dec-25
22 SPOONBILL STREET DOREEN VIC 3754	1000000	10-Jan-26
26 ORIENT DRIVE DOREEN VIC 3754	1025000	21-Jan-26

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 March 2026

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6 WATERLOO STREET DOREEN VIC 3754

4 2 2

Sold Price RS 1015000 Sold Date 10-Dec-25

Distance 1.02km



22 SPOONBILL STREET DOREEN VIC 3754

4 2 2

Sold Price 1000000 Sold Date 10-Jan-26

Distance 0.54km



26 ORIENT DRIVE DOREEN VIC 3754

4 2 2

Sold Price RS 1025000 Sold Date 21-Jan-26

Distance 1.91km

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

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