

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

40 DUNRAVEN CRESCENT 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

\$760,000

&

\$800,000

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

47 VANTAGE POINT BOULEVARD DOREEN VIC 3754	\$766,000	13-Dec-25
4 FLEETWOOD DRIVE DOREEN VIC 3754	\$790,000	12-Nov-25
5 SPIRIT AVENUE DOREEN VIC 3754	\$805,500	01-Nov-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: 12 March 2026



**47 VANTAGE POINT BOULEVARD
DOREEN VIC 3754**

 4  2  2

Sold Price

\$766,000

Sold Date

13-Dec-25

Distance

0.93km



**4 FLEETWOOD DRIVE DOREEN
VIC 3754**

 4  2  2

Sold Price

\$790,000

Sold Date

12-Nov-25

Distance

1.04km



**5 SPIRIT AVENUE DOREEN VIC
3754**

 4  2  2

Sold Price

\$805,500

Sold Date

01-Nov-25

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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