

## 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

28 COLLEGE ROAD DOREEN VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 32 CURRUMBIN ROAD DOREEN VIC 3754     | \$847,000 | 22-Nov-25 |
| 30 FREEHOLD STREET DOREEN VIC 3754    | \$835,000 | 03-Dec-25 |
| 11 WOODRIDGE CRESCENT DOREEN VIC 3754 | \$830,000 | 28-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: 23 March 2026

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**32 CURRUMBIN ROAD DOREEN  
VIC 3754**

 4  2  2

Sold Price **\$847,000** Sold Date **22-Nov-25**

Distance **0.74km**



**30 FREEHOLD STREET DOREEN  
VIC 3754**

 4  2  2

Sold Price **\$835,000** Sold Date **03-Dec-25**

Distance **0.83km**



**11 WOODRIDGE CRESCENT  
DOREEN VIC 3754**

 4  2  2

Sold Price **\$830,000** Sold Date **28-Oct-25**

Distance **0.67km**

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

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