

## 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

12 TRAINOR STREET 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Doreen

Period-from

01 May 2025

to

30 Apr 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

7 HOLDING WAY DOREEN VIC 3754	\$808,888	25-Mar-26
33 STARBOARD DRIVE DOREEN VIC 3754	\$765,000	16-Dec-25
40 DUNRAVEN CRESCENT DOREEN VIC 3754	\$810,000	27-Mar-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: 04 May 2026

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**7 HOLDING WAY DOREEN VIC 3754**

 4  2  2

Sold Price

<sup>RS</sup> **\$808,888**

Sold Date **25-Mar-26**

Distance **0.66km**



**33 STARBOARD DRIVE DOREEN VIC 3754**

 4  2  2

Sold Price

**\$765,000**

Sold Date **16-Dec-25**

Distance **1.07km**



**40 DUNRAVEN CRESCENT DOREEN VIC 3754**

 4  2  2

Sold Price

**\$810,000**

Sold Date **27-Mar-26**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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