

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

4 SUBZERO DRIVE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2025

to

31 May 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

2 SUBZERO DRIVE DOREEN VIC 3754	\$721,000	11-Mar-26
29 SALERNO CRESCENT DOREEN VIC 3754	\$680,000	10-Mar-26
8 ISIDORE DRIVE DOREEN VIC 3754	\$725,000	25-Feb-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: 01 June 2026

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au



2 SUBZERO DRIVE DOREEN VIC 3754

Sold Price

\$721,000

Sold Date

11-Mar-26

 4  2  2

Distance

0.01km



29 SALERNO CRESCENT DOREEN VIC 3754

Sold Price

\$680,000

Sold Date

10-Mar-26

 4  2  2

Distance

0.69km



8 ISIDORE DRIVE DOREEN VIC 3754

Sold Price

\$725,000

Sold Date

25-Feb-26

 3  2  2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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