

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

9/70 HAZEL GLEN 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

| | | |
|---------------------------------------|-----------|-----------|
| 1/70 HAZEL GLEN DRIVE DOREEN VIC 3754 | \$600,000 | 03-Feb-26 |
| 49 PAINTED HILLS ROAD DOREEN VIC 3754 | \$585,000 | 20-Feb-26 |
| 15 COURTHOUSE WALK DOREEN VIC 3754 | \$641,000 | 05-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: 02 June 2026

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au**1/70 HAZEL GLEN DRIVE DOREEN
VIC 3754**

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Sold Price

\$600,000Sold Date **03-Feb-26**

Distance

0km**49 PAINTED HILLS ROAD DOREEN
VIC 3754**

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Sold Price

\$585,000Sold Date **20-Feb-26**

Distance

0.08km**15 COURTHOUSE WALK DOREEN
VIC 3754**

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Sold Price

\$641,000Sold Date **05-Feb-26**

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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