Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 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	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	House	Suburb	Doreen
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
56 FREEHOLD STREET DOREEN VIC 3754	$795,000	09-Jul-26
40 DUNRAVEN CRESCENT DOREEN VIC 3754	$810,000	27-Mar-26
15 CURRUMBIN ROAD DOREEN VIC 3754	$790,000	14-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 August 2026

Ashlee Jade
M 0434109591
E ajade@barryplant.com.au

56 FREEHOLD STREET DOREEN VIC 3754

4 2 2

Sold Price RS $795,000 Sold Date 09-Jul-26

Distance 0.35km

40 DUNRAVEN CRESCENT DOREEN VIC 3754

4 2 2

Sold Price $810,000 Sold Date 27-Mar-26

Distance 0.05km

15 CURRUMBIN ROAD DOREEN VIC 3754

4 2 2

Sold Price RS $790,000 Sold Date 14-Jul-26

Distance 1.11km

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

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