

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

20 Barrett Place, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$770,500

Property Type House

Suburb Doreen

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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	8 Harlin St DOREEN 3754	\$1,300,000	02/06/2025
2	83 Brookwood Av DOREEN 3754	\$1,255,000	21/05/2025
3	33 Laurence St DOREEN 3754	\$1,230,000	06/05/2025

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 six months.~~

This Statement of Information was prepared on:

22/08/2025 14:50



 4  2  2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2025: \$770,500

Comparable Properties



8 Harlin St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 786 sqm approx



83 Brookwood Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 810 sqm approx



33 Laurence St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 637 sqm approx

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