

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

54 Jorgensen Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$850,000 Property Type House Suburb Doreen

Period - From 01/01/2026 to 31/03/2026 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	76 Sunstone Blvd DOREEN 3754	\$977,500	01/04/2026
2	10 Gallivant Dr DOREEN 3754	\$950,000	12/03/2026
3	3 Counthan Tce DOREEN 3754	\$855,000	22/11/2025

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:

28/04/2026 11:07



 3  2  2

Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
March quarter 2026: \$850,000

Comparable Properties



76 Sunstone Blvd DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$977,500
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 525 sqm approx

10 Gallivant Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 12/03/2026
Rooms: 4
Property Type: House (Res)
Land Size: 544 sqm approx



3 Counthan Tce DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 561 sqm approx

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