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	17 Spirit Avenue, Doreen Vic 3754

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $777,000 Property Type House Suburb Doreen

Period - From 01/07/2024 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	26 Embankment Rd DOREEN 3754	$820,000	25/08/2025
2	2 Piccadily Ct DOREEN 3754	$771,000	16/08/2025
3	51 Freehold St DOREEN 3754	$772,500	01/07/2025

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: 02/10/2025 10:02

17 Spirit Avenue, Doreen Vic 3754



3 2 2

Property Type: House
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median House Price
Year ending June 2025: $777,000

Comparable Properties



26 Embankment Rd DOREEN 3754 (REI)

4 2 4

Price: $820,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 448 sqm approx

Agent Comments



2 Piccadily Ct DOREEN 3754 (REI)

4 2 2

Price: $771,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 434 sqm approx

Agent Comments

51 Freehold St DOREEN 3754 (VG)

4 - -

Price: $772,500
Method: Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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