

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

12 Braeburn Street, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$840,000

Property Type House

Suburb Doreen

Period - From 01/04/2026

to 30/06/2026

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	20 Braeburn St DOREEN 3754	\$635,077	25/05/2026
2	1 Nancarrow Dr DOREEN 3754	\$620,000	20/05/2026
3	28 Cortland St DOREEN 3754	\$635,000	20/03/2026

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:

23/07/2026 13:26

**Property Type:** Land

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

June quarter 2026: \$840,000

Comparable Properties

**20 Braeburn St DOREEN 3754 (REI)**

Agent Comments

**Price:** \$635,077**Method:** Private Sale**Date:** 25/05/2026**Property Type:** House**Land Size:** 237 sqm approx**1 Nancarrow Dr DOREEN 3754 (REI/VG)**

Agent Comments

**Price:** \$620,000**Method:** Private Sale**Date:** 20/05/2026**Property Type:** House**Land Size:** 290 sqm approx**28 Cortland St DOREEN 3754 (VG)**

Agent Comments

**Price:** \$635,000**Method:** Sale**Date:** 20/03/2026**Property Type:** House (Res)**Land Size:** 237 sqm approx

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