

# 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

15 Williamsbrook Avenue, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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 | 6 Oakridge St DOREEN 3754      | \$1,066,082 | 28/05/2026   |
| 2 | 27 Breenvview PI DOREEN 3754   | \$1,075,000 | 22/02/2026   |
| 3 | 5 Exford St DOREEN 3754        | \$1,070,000 | 13/02/2026   |

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:

22/07/2026 09:27

Justin Booth  
03 9431 1222  
0417 034 369  
justinbooth@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2026: \$840,000



 4  2  2

**Property Type:** House (Res)  
**Land Size:** 729 sqm approx  
**Agent Comments**

## Comparable Properties

### 6 Oakridge St DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,066,082  
**Method:** Private Sale  
**Date:** 28/05/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx

### 27 Breenview PI DOREEN 3754 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 22/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



### 5 Exford St DOREEN 3754 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192