

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 Carribe Road, Doreen VIC 3754

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$804,000

Property Type

House

Suburb

Doreen

Period - From

26/10/2025

to

26/04/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Kaneky Road Doreen VIC	\$850,000	20/12/2025
77 Painted Hills Road Doreen VIC	\$860,000	20/01/2026
17 Tosca Way Doreen VIC	\$875,000	17/01/2026

This Statement of Information was prepared on:

27/04/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

20 Carribee Road, Doreen VIC 3754



4 2 2

Property Type: House

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Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending April 2026: \$804,000

Comparable Properties

6 Kaneky Road Doreen VIC



4 2 2

Price: \$850,000

Date: 20/12/2025

Property Type: House

Land Size: 419 sqm approx

77 Painted Hills Road Doreen VIC



4 2 2

Price: \$860,000

Date: 20/01/2026

Property Type: House

Land Size: 400 sqm approx

17 Tosca Way Doreen VIC



4 2 2

Price: \$875,000

Date: 17/01/2026

Property Type: House

Land Size: 399 sqm approx

Account - Morrison Kleeman Doreen | P: 9717 8780