



26 NEUMANN ROAD DOREEN

More Space for Family Life, in a Location That Makes Life Easier

4
BED

2
CAR

2
BATH

361 m²
LAND

A HOME DESIGNED AROUND FAMILY LIFE

Modern comfort, generous living and an established Doreen location.

Some homes simply make everyday family life work. Set in an established pocket of Doreen, 26 Neumann Road combines a modern four-bedroom design with generous living space, easy-care surrounds and the convenience families value. On an approximately 361m² allotment, it is a home where school mornings, the daily commute, weekends at home and time together can all feel that little bit easier.

Step inside and the sense of space becomes immediately apparent. A long central hallway leads through to an impressive open-plan kitchen, dining and family area - a genuine heart of the home with plenty of room for everyone to come together without feeling crowded. The kitchen's large island bench creates a natural gathering point for breakfast, homework or conversation while dinner is being prepared, complemented by ample cabinetry, pantry storage, gas cooking and dishwasher.

Large windows and sliding doors bring in natural light and extend the living space to the covered alfresco, giving family gatherings and relaxed weekend entertaining somewhere to naturally flow.



AT A GLANCE

4

Bedrooms

2

Bathrooms

2

Car garage

361m²

Approx. land

Some interior and exterior images have been digitally staged for presentation purposes.

THE HEART OF THE HOME

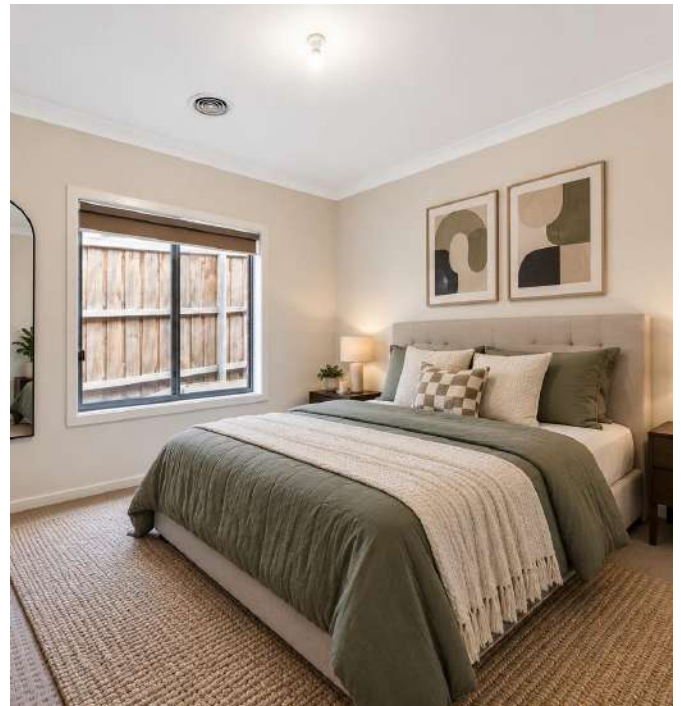
Open-plan kitchen, dining and living designed for everyday connection.



Digitally staged imagery

ROOM TO RETREAT

Four well-proportioned bedrooms, with robe storage and flexible family use.



Digitally staged imagery

FLEXIBLE SPACE, EVERYDAY COMFORT

A bedroom with study zone, plus fresh, practical bathroom spaces.



Digitally staged imagery

FROM ARRIVAL TO ALFRESCO

A welcoming central hallway and an easy-care backyard made for relaxed living.



Digitally staged imagery

WHY THIS HOME WORKS

The four-bedroom layout has been thoughtfully arranged for family privacy. Positioned at the front, the main bedroom enjoys its own ensuite and walk-in robe, creating separation from the main living zone. Three further well-proportioned bedrooms sit throughout the home, each with built-in robes, alongside the family bathroom, separate WC and laundry.

Ducted heating and cooling, tiled high-traffic and living areas, carpeted bedrooms, excellent storage and a secure double garage with internal access complete a home that is comfortable, practical and refreshingly easy to live in.

For buyers comparing homes across Doreen, this one brings together the things that matter: four bedrooms, generous family living, two bathrooms, double garaging, outdoor entertaining and a family-focused location - all in a modern, well-kept home without the maintenance demands of a large block. Whether you are looking for somewhere for the family to settle into and grow, or a quality property with established rental appeal, this is a home worth experiencing in person.

INDICATIVE SELLING PRICE

\$750,000 - \$790,000

See the Statement of Information at the end of this brochure.

KEY PROPERTY HIGHLIGHTS

- Four well-proportioned bedrooms, all with robe storage
- Main bedroom with walk-in robe and private ensuite
- Generous open-plan kitchen, dining and family living zone
- Large island kitchen with gas cooking, dishwasher and pantry
- Covered alfresco flowing directly from the main living area
- Ducted heating and cooling for year-round comfort
- Family bathroom, separate WC and dedicated laundry
- Double garage with convenient internal access
- Approximately 361m² allotment with easy-care surrounds
- Modern single-level home presenting in well-maintained condition

LOCATION HIGHLIGHTS

- Hazel Glen College approximately 600m away; supplied property data identifies the address within its Prep-12 government school zone.
- Nearby education options include St Paul the Apostle Catholic Primary School, Ivanhoe Grammar School Plenty Campus and Marymede Catholic College Doreen.
- Mernda Station provides access to Melbourne's rail network.
- Everyday shopping is available at Laurimar Town Centre, with Mernda Town Centre and Mernda Junction Shopping Centre also serving the area.
- Local recreation includes neighbourhood playgrounds and green spaces such as Aspect Park Playground.

Distances and school zone information are approximate and should be independently verified by buyers.

FLOOR PLAN

A practical single-level layout with four bedrooms, two bathrooms and integrated family living.



26 NEUMANN ROAD, DOREEN

Measurements are approximate. Not to Scale. Illustrative purposes only.

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	26 NEUMANN ROAD DOREEN VIC 3754
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$750,000	&	\$790,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$825,000	Property type	House	Suburb	Doreen
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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 6 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
31 MOONSTONE STREET DOREEN VIC 3754	\$835,000	04-Sep-26
47 PRESERVE CIRCUIT DOREEN VIC 3754	\$787,500	22-Jul-26
48 ELATION BOULEVARD DOREEN VIC 3754	\$770,000	14-Aug-26

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 6 months:

This Statement of Information was prepared on: 14 September 2026

consumer.vic.gov.au



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31 MOONSTONE STREET DOREEN
VIC 3754

4 3 2

Sold Price

RS

\$835,000 Sold Date 04-Sep-26

Distance 1.37km



47 PRESERVE CIRCUIT DOREEN
VIC 3754

4 2 2

Sold Price

RS

\$787,500 Sold Date 22-Jul-26

Distance 0.53km



48 ELATION BOULEVARD DOREEN
VIC 3754

4 2 2

Sold Price

RS

\$770,000 Sold Date 14-Aug-26

Distance 1.23km

RS = Recent sale

UN = Undisclosed Sale

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