

# 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

3 Bedervale Loop, 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

\$680,000

&

\$730,000

### Median sale price

Median price

\$804,000

Property Type

House

Suburb

Doreen

Period - From

26/10/2025

to

25/04/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
190 Flaxen Hills Road Doreen VIC	\$715,000	11/12/2025
27 LAKELAND DRIVE DOREEN	\$741,000	02/03/2026

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.

3 Bedervale Loop, Doreen VIC 3754



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Property Type: House  
Sash Buncic  
94357666  
0413 826 847  
sbuncic@morrisonkleeman.com.au  
Indicative Selling Price  
\$680,000 - \$730,000  
Median House Price  
Year ending April 2026: \$804,000

## Comparable Properties

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190 Flaxen Hills Road Doreen VIC

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Price: \$715,000  
Date: 11/12/2025  
Property Type: House  
Land Size: 365 sqm approx

27 LAKELAND DRIVE DOREEN

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Price: \$741,000  
Date: 02/03/2026  
Property Type:  
Land Size:

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Account - Morrison Kleeman Doreen | P: 9717 8780



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