

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

56 Merredin Circuit, Doreen VIC 3754

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$826,000

Property Type

House

Suburb

Doreen

Period - From

15/03/2026

to

14/09/2026

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
19 Montrose Drive Doreen VIC	\$1,000,000	19/05/2026
7 Kaneky Road Doreen VIC	\$970,000	10/06/2026
68 Mollison Drive Doreen VIC	\$933,000	20/03/2026

This Statement of Information was prepared on:

15/09/2026