

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

6 Senecio Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$740,000 & \$790,000

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	8 Fleetwood Dr DOREEN 3754	\$755,000	28/08/2026
2	9 Weaver St DOREEN 3754	\$770,000	19/08/2026
3	72 Lacombe Blvd DOREEN 3754	\$780,000	27/06/2026

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:

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Indicative Selling Price

\$740,000 - \$790,000

Median House Price

June quarter 2026: \$840,000



3 2 2

Rooms: 6

Property Type: House

Land Size: 541 sqm approx

Agent Comments

Comparable Properties



8 Fleetwood Dr DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$755,000

Method: Private Sale

Date: 28/08/2026

Property Type: House

Land Size: 548 sqm approx

9 Weaver St DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$770,000

Method: Private Sale

Date: 19/08/2026

Rooms: 5

Property Type: House (Res)



72 Lacombe Blvd DOREEN 3754 (REI)

Agent Comments

3 2 3

Price: \$780,000

Method: Private Sale

Date: 27/06/2026

Property Type: House

Land Size: 400 sqm approx

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