

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

60 Baigent Avenue, 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 \$850,000

Property Type House

Suburb Doreen

Period - From 01/01/2026

to 31/03/2026

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	53 Cathedral Rise DOREEN 3754	\$935,000	10/02/2026
2	31 Glass Cr DOREEN 3754	\$985,000	19/12/2025
3	7 Graffs Av DOREEN 3754	\$965,000	24/11/2025

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:

06/05/2026 13:29

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 4  2  2

Property Type: House
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2026: \$850,000

Comparable Properties



53 Cathedral Rise DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$935,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 665 sqm approx



31 Glass Cr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$985,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 620 sqm approx



7 Graffs Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$965,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 615 sqm approx

Account - Jellis Craig | P: 03 94321444