

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

9 THORESBY STREET DOREEN VIC 3754

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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Doreen

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

9 SPIRIT AVENUE DOREEN VIC 3754	\$739,950	30-Apr-25
1 AGILITY COURT DOREEN VIC 3754	\$750,000	29-Mar-25
25 COOLIBAH STREET DOREEN VIC 3754	\$710,000	26-Mar-25

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: 12 May 2025



9 SPIRIT AVENUE DOREEN VIC 3754

4 2 2

Sold Price

^{RS}

\$739,950

Sold Date

30-Apr-25

Distance

0.33km



1 AGILITY COURT DOREEN VIC 3754

4 2 2

Sold Price

^{RS}

\$750,000

^{UN}

Sold Date

29-Mar-25

Distance

0.8km



25 COOLIBAH STREET DOREEN VIC 3754

4 2 2

Sold Price

\$710,000

Sold Date

26-Mar-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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