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: 12 Dock Road, Doreen Vic 3754

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $812,500 Property Type House Suburb Doreen

Period - From 01/07/2025 to 30/09/2025 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	25 Breenview Pl DOREEN 3754	$1,040,000	15/10/2025
2	22 Torbreck Av SOUTH MORANG 3752	$1,010,000	11/10/2025
3	12 Baker Way DOREEN 3754	$1,040,000	22/09/2025

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: 20/10/2025 14:39

12 Dock Road, Doreen Vic 3754

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
September quarter 2025: $812,500

Comparable Properties



25 Breenview Pl DOREEN 3754 (REI)

4 2 3

Price: $1,040,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 701 sqm approx

Agent Comments



22 Torbreck Av SOUTH MORANG 3752 (REI)

4 2 2

Price: $1,010,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments



12 Baker Way DOREEN 3754 (REI/VG)

4 2 2

Price: $1,040,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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