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	49 Eminence Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $843,500 Property Type House Suburb Doreen

Period - From 01/10/2025 to 31/12/2025 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	95 Nancarrow Dr DOREEN 3754	$840,000	17/01/2026
2	4 Impulse Av DOREEN 3754	$850,000	16/12/2025
3	9 Terry St DOREEN 3754	$840,000	02/12/2025

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: 23/01/2026 09:29

49 Eminence Boulevard, Doreen Vic 3754

Alex Flannagan
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alexflannagan@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
December quarter 2025: $843,500

Comparable Properties

95 Nancarrow Dr DOREEN 3754 (REI)

3 2 2

Price: $840,000
Method:
Date: 17/01/2026
Property Type: House

Agent Comments



4 Impulse Av DOREEN 3754 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments



9 Terry St DOREEN 3754 (REI)

3 2 2

Price: $840,000
Method: Private Sale
Date: 02/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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