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<br>Including suburb and postcode | 21 Markdale Way, Doreen VIC 3754 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $785,500 Property Type House Suburb Doreen

Period - From 01/08/2025 to 31/01/2026 Source price_finder

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 71 Mac Knight Wynd Doreen VIC | $1,100,000 | 31/08/2025 |
| 4 Gosford Court Doreen VIC | $1,150,000 | 07/11/2025 |
| 9 Sweeney Drive Doreen VIC | $1,072,000 | 18/11/2025 |

This Statement of Information was prepared on: 02/02/2026