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	38 Mollison Drive, Doreen VIC 3754

Indicative selling price

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

Single price $725,000

Median sale price

Median price $791,000 Property Type House Suburb Doreen

Period - From 01/10/2025 to 30/03/2026 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
190 Flaxen Hills Road Doreen VIC	$715,000	11/12/2025
14 Bimbimbie Place Doreen VIC	$725,000	23/01/2026

This Statement of Information was prepared on: 01/04/2026