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	15 Abbotswood Road, Doreen VIC 3754

Indicative selling price

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

Single price	$899,950

Median sale price

Median price	$805,800	Property Type	House	Suburb	Doreen
Period - From	24/12/2025	to	24/06/2026	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
15 Villeroy Street Mernda VIC	$870,000	12/06/2026
25 Cootamundra Road Doreen VIC	$882,000	09/05/2026
27 Currumbin Road Doreen VIC	$890,000	09/02/2026

This Statement of Information was prepared on: 25/06/2026