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 Freehold Street, Doreen Vic 3754

Indicative selling price

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

Range between $940,000 & $980,000

Median sale price

Median price $840,000 Property Type House Suburb Doreen

Period - From 01/04/2026 to 30/06/2026 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	33 Gallivant Dr DOREEN 3754	$953,000	21/04/2026
2	15 Sunstone Blvd DOREEN 3754	$930,000	04/04/2026
3	21 Sukarna Ct DOREEN 3754	$986,000	24/03/2026

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: 01/09/2026 07:18

38 Freehold Street, Doreen Vic 3754

JellisCraig

Karen Carlson
03 9432 1444
0417 414 490
karencarlson@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 476 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $980,000
Median House Price
June quarter 2026: $840,000

Comparable Properties



33 Gallivant Dr DOREEN 3754 (REI/VG)

4 2 2

Price: $953,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 512 sqm approx

Agent Comments



15 Sunstone Blvd DOREEN 3754 (REI/VG)

4 2 2

Price: $930,000
Method: Private Sale
Date: 04/04/2026
Property Type: House
Land Size: 448 sqm approx

Agent Comments



21 Sukarna Ct DOREEN 3754 (REI/VG)

4 2 2

Price: $986,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 500 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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