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	25 Mabel Street, Doreen Vic 3754

Indicative selling price

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

Single price $729,500

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 01/10/2023 to 30/09/2024 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	15 Lanner Way DOREEN 3754	$751,444	13/11/2024
2	20 Bluejay Rd DOREEN 3754	$707,000	13/11/2024
3	24 Gyrfalcon Way DOREEN 3754	$745,000	29/10/2024

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: 03/12/2024 12:04

25 Mabel Street, Doreen Vic 3754

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$729,500
Median House Price
Year ending September 2024: $770,000

Comparable Properties



15 Lanner Way DOREEN 3754 (REI)

4 2 2

Price: $751,444
Method: Private Sale
Date: 13/11/2024
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments



20 Bluejay Rd DOREEN 3754 (REI)

4 2 2

Price: $707,000
Method: Private Sale
Date: 13/11/2024
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments



24 Gyrfalcon Way DOREEN 3754 (REI/VG)

4 2 2

Price: $745,000
Method: Private Sale
Date: 29/10/2024
Rooms: 5
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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