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	22 Byre Street, Doreen Vic 3754

Indicative selling price

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

Range between $390,000 & $410,000

Median sale price

Median price $420,000 Property Type Vacant land Suburb Doreen

Period - From 13/03/2024 to 12/03/2025 Source Property Data

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	17 Nesci St DOREEN 3754	$400,000	20/12/2024
2	16 Gumtree St DOREEN 3754	$385,000	04/11/2024
3	122 Cookes Rd DOREEN 3754	$440,000	16/10/2024

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: 13/03/2025 15:10

22 Byre Street, Doreen Vic 3754



Property Type: Land
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$390,000 - $410,000
Median Land Price
13/03/2024 - 12/03/2025: $420,000

Comparable Properties

17 Nesci St DOREEN 3754 (VG)

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Price: $400,000
Method: Sale
Date: 20/12/2024
Property Type: Land
Land Size: 416 sqm approx

Agent Comments



16 Gumtree St DOREEN 3754 (REI/VG)

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Price: $385,000
Method: Private Sale
Date: 04/11/2024
Property Type: Land
Land Size: 384 sqm approx

Agent Comments

122 Cookes Rd DOREEN 3754 (VG)

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Price: $440,000
Method: Sale
Date: 16/10/2024
Property Type: Land
Land Size: 417 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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