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	46 Tarawera Road, Doreen Vic 3754

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 01/01/2024 to 31/12/2024 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	9 Eminence Blvd DOREEN 3754	$1,257,000	07/03/2025
2	25 Almorah St DOREEN 3754	$1,251,000	19/11/2024
3	32 Holmwood Cr DOREEN 3754	$1,212,000	12/11/2024

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: 25/03/2025 10:50

46 Tarawera Road, Doreen Vic 3754

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 1029 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
Year ending December 2024: $770,000

Comparable Properties



9 Eminence Blvd DOREEN 3754 (REI)

4 2 3

Price: $1,257,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 728 sqm approx

Agent Comments



25 Almorah St DOREEN 3754 (REI)

4 2 2

Price: $1,251,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 920 sqm approx

Agent Comments



32 Holmwood Cr DOREEN 3754 (REI/VG)

4 2 4

Price: $1,212,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 1155 sqm approx

Agent Comments

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