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	95 Nancarrow Drive, Doreen VIC 3754

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $755,000 Property Type House Suburb Doreen

Period - From 01/03/2025 to 31/08/2025 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
8 Tekin Terrace Doreen VIC	$855,000	05/07/2025
46 Elation Boulevard Doreen VIC	$847,000	15/04/2025
62 Nancarrow Drive Doreen VIC	$895,260	26/05/2025

This Statement of Information was prepared on: 01/09/2025