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 Horning Street, Doreen Vic 3754

Indicative selling price

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

Range between $950,000 & $1,025,000

Median sale price

Median price $770,500 Property Type House Suburb Doreen

Period - From 01/04/2025 to 30/06/2025 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	3 Fulani Ct DOREEN 3754	$1,010,000	05/08/2025
2	7 Puckle Rd DOREEN 3754	$970,000	30/06/2025
3	58 Nancarrow Dr DOREEN 3754	$1,100,000	20/04/2025

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: 21/08/2025 12:29

22 Horning Street, Doreen Vic 3754

JellisCraig

Matt Dougan
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0416 065 115
mattdougan@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 425 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,025,000
Median House Price
June quarter 2025: $770,500

Comparable Properties

3 Fulani Ct DOREEN 3754 (REI)

5 3 2

Price: $1,010,000
Method: Private Sale
Date: 05/08/2025
Rooms: 6
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



7 Puckle Rd DOREEN 3754 (REI)

5 3 2

Price: $970,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

58 Nancarrow Dr DOREEN 3754 (REI/VG)

5 3 2

Price: $1,100,000
Method: Private Sale
Date: 20/04/2025
Rooms: 7
Property Type: House (Res)
Land Size: 492 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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