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	167 Orchard Road, Doreen Vic 3754

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 01/09/2024 to 31/08/2025 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	28 Breenview Pl DOREEN 3754	$700,000	28/07/2025
2	12 Tallis Gr DOREEN 3754	$695,500	09/05/2025
3	18 Gallivant Dr DOREEN 3754	$705,000	15/04/2025

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: 01/09/2025 12:34

167 Orchard Road, Doreen Vic 3754

JellisCraig

Jake Rushton
94321444
0409 963 489
jakerushton@jelliscraig.com.au



Property Type: Land
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median House Price
01/09/2024 - 31/08/2025: $770,000

Comparable Properties



28 Breenview Pl DOREEN 3754 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 386 sqm approx

Agent Comments



12 Tallis Gr DOREEN 3754 (REI/VG)

3 2 2

Price: $695,500
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 365 sqm approx

Agent Comments



18 Gallivant Dr DOREEN 3754 (REI/VG)

3 2 2

Price: $705,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 317 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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