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	2 SMOKEY GLADE DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$762,000	Property type	House	Suburb	Doreen
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
10 GILLOW GROVE DOREEN VIC 3754	$747,000	06-May-25
9 INNOVATION ROAD DOREEN VIC 3754	$761,000	21-Aug-25

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 6 months.

This Statement of Information was prepared on: 19 September 2025

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10 GILLOW GROVE DOREEN VIC 3754

3 2 2

Sold Price **$747,000** Sold Date **06-May-25**

Distance **0.33km**



9 INNOVATION ROAD DOREEN VIC 3754

3 2 2

Sold Price RS **$761,000** Sold Date **21-Aug-25**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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