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	112c Hazel Glen Drive, Doreen Vic 3754

Indicative selling price

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

Range between $575,000 & $630,000

Median sale price

Median price $605,000 Property Type Unit Suburb Doreen

Period - From 01/07/2025 to 30/09/2025 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	23 Newstead Dr DOREEN 3754	$580,000	24/08/2025
2	7 Newstead Dr DOREEN 3754	$620,000	12/08/2025
3	5/52 Waterway Blvd DOREEN 3754	$605,000	18/07/2025

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: 06/10/2025 14:59

112c Hazel Glen Drive, Doreen Vic 3754

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$575,000 - $630,000
Median Unit Price
September quarter 2025: $605,000

Comparable Properties



23 Newstead Dr DOREEN 3754 (REI/VG)

3 2 2

Price: $580,000
Method: Private Sale
Date: 24/08/2025
Property Type: Townhouse (Single)
Land Size: 211 sqm approx

Agent Comments

7 Newstead Dr DOREEN 3754 (REI)

3 2 2

Price: $620,000
Method: Private Sale
Date: 12/08/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 206 sqm approx

Agent Comments



5/52 Waterway Blvd DOREEN 3754 (REI/VG)

3 2 2

Price: $605,000
Method: Private Sale
Date: 18/07/2025
Property Type: Townhouse (Single)
Land Size: 78 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata .com.au

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