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	9 Patton Street, Doreen VIC 3754

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $770,000 Property Type House Suburb Doreen

Period - From 07/05/2025 to 06/11/2025 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
838 Bridge Inn Road Doreen VIC	$657,500	20/09/2025
28 Breenview Place Doreen VIC	$700,000	28/07/2025
16 Wallaroo Way Doreen VIC	$675,000	27/06/2025

This Statement of Information was prepared on: 07/11/2025