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	3 Counthan Terrace, Doreen Vic 3754

Indicative selling price

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

Range between $755,000 & $830,000

Median sale price

Median price $780,000 Property Type House Suburb Doreen

Period - From 06/11/2024 to 05/11/2025 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	17 Spirit Av DOREEN 3754	$800,000	15/10/2025
2	40 Timbertop Dr DOREEN 3754	$805,000	27/08/2025
3	35 Elation Blvd DOREEN 3754	$831,000	02/07/2025

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: 06/11/2025 15:43

3 Counthan Terrace, Doreen Vic 3754

JellisCraig

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 561 sqm approx

Agent Comments

Indicative Selling Price
$755,000 - $830,000
Median House Price
06/11/2024 - 05/11/2025: $780,000

Comparable Properties



17 Spirit Av DOREEN 3754 (REI)

3 2 2

Price: $800,000
Method: Private Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments



40 Timbertop Dr DOREEN 3754 (REI/VG)

3 2 2

Price: $805,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments



35 Elation Blvd DOREEN 3754 (REI/VG)

3 2 2

Price: $831,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 584 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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