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	1 Waterhaven Place, Doreen Vic 3754

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $812,500 Property Type House 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	6 Agility Ct DOREEN 3754	$731,000	02/10/2025
2	16 Wallaroo Way DOREEN 3754	$675,000	27/06/2025
3	5 Holcombe Ct DOREEN 3754	$691,000	11/05/2025

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: 30/10/2025 10:31

1 Waterhaven Place, Doreen Vic 3754

BARRYPLANT



3 2 2

Property Type: House
Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median House Price
September quarter 2025: $812,500

Comparable Properties



6 Agility Ct DOREEN 3754 (REI/VG)

3 2 2

Price: $731,000
Method: Private Sale
Date: 02/10/2025
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments



16 Wallaroo Way DOREEN 3754 (VG)

3 - -

Price: $675,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments



5 Holcombe Ct DOREEN 3754 (REI/VG)

3 2 2

Price: $691,000
Method: Private Sale
Date: 11/05/2025
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE | propertydata.com.au

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