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<br>Including suburb and postcode | 13 Divagate Avenue, Doreen Vic 3754 |

## Indicative selling price

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

Range between $760,000 & $830,000

## Median sale price

Median price $785,500 Property Type House Suburb Doreen

Period - From 25/11/2024 to 24/11/2025 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 | 15 Travertine Cr DOREEN 3754 | $800,000 | 22/10/2025 |
| 2 | 13 Port Rd DOREEN 3754 | $800,000 | 29/09/2025 |
| 3 | 26 Embankment Rd DOREEN 3754 | $820,000 | 25/08/2025 |

**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: 25/11/2025 14:07

# 13 Divagate Avenue, Doreen Vic 3754

JellisCraig

Jake Rushton
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**Indicative Selling Price**
$760,000 - $830,000
**Median House Price**
25/11/2024 - 24/11/2025: $785,500




**Property Type:** Land
**Land Size:** 400 sqm approx

Agent Comments

## Comparable Properties



**15 Travertine Cr DOREEN 3754 (REI/VG)**

4 2 2

**Price:** $800,000
**Method:** Private Sale
**Date:** 22/10/2025
**Property Type:** House
**Land Size:** 464 sqm approx

Agent Comments



**13 Port Rd DOREEN 3754 (REI)**

4 2 2

**Price:** $800,000
**Method:** Private Sale
**Date:** 29/09/2025
**Property Type:** House
**Land Size:** 400 sqm approx

Agent Comments



**26 Embankment Rd DOREEN 3754 (REI/VG)**

4 2 4

**Price:** $820,000
**Method:** Private Sale
**Date:** 25/08/2025
**Property Type:** House
**Land Size:** 448 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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