

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

6 TRAINOR STREET DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Doreen

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

4 ASPECT DRIVE DOREEN VIC 3754	\$775,500	18-Jun-25
12 COMET AVENUE DOREEN VIC 3754	\$770,000	22-Nov-24
2 PICCADILY COURT DOREEN VIC 3754	\$771,000	16-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 October 2025



4 ASPECT DRIVE DOREEN VIC 3754

 4  2  2

Sold Price

\$775,500

Sold Date

18-Jun-25

Distance

0.18km



12 COMET AVENUE DOREEN VIC 3754

 4  2  2

Sold Price

\$770,000

Sold Date

22-Nov-24

Distance

0.71km



2 PICCADILY COURT DOREEN VIC 3754

 4  2  2

Sold Price

^{RS} **\$771,000**

Sold Date

16-Aug-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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