

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

60 Baigent Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$843,500 Property Type House Suburb Doreen

Period - From 01/10/2025 to 31/12/2025 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	31 Glass Cr DOREEN 3754	\$985,000	19/12/2025
2	6 Waterloo St DOREEN 3754	\$1,015,000	10/12/2025
3	7 Vaucluse Rise DOREEN 3754	\$970,000	15/10/2025

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:

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Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
December quarter 2025: \$843,500



Property Type: House (Res)
Land Size: 601 sqm approx
Agent Comments

Comparable Properties



31 Glass Cr DOREEN 3754 (REI)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 620 sqm approx



6 Waterloo St DOREEN 3754 (REI)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 604 sqm approx



7 Vauluse Rise DOREEN 3754 (REI/VG)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 15/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Jellis Craig | P: 03 94321444