

## 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 \$1,080,000 & \$1,170,000

#### Median sale price

|               |  |               |  |        |  |
|---------------|--|---------------|--|--------|--|
| Median price  | <span style="border: 1px solid black; padding: 2px;">\$812,500</span>  | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Doreen</span> |
| Period - From | <span style="border: 1px solid black; padding: 2px;">01/07/2025</span> | to            | <span style="border: 1px solid black; padding: 2px;">30/09/2025</span> | Source | <span style="border: 1px solid black; padding: 2px;">REIV</span>   |

#### 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 Olola Ct DOREEN 3754       | \$1,120,000 | 03/11/2025   |
| 2                              | 213 Cookes Rd DOREEN 3754    | \$1,200,000 | 10/09/2025   |
| 3                              | 125 Elation Blvd DOREEN 3754 | \$1,080,000 | 29/08/2025   |

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 13:14

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**Indicative Selling Price**

\$1,080,000 - \$1,170,000

**Median House Price**

September quarter 2025: \$812,500



4



1



1

**Property Type:** House (Res)

**Land Size:** 601 sqm approx

Agent Comments

## Comparable Properties



**6 Olola Ct DOREEN 3754 (REI)**



4



1



2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 03/11/2025

**Property Type:** House (Res)

**Land Size:** 700 sqm approx

Agent Comments



**213 Cookes Rd DOREEN 3754 (VG)**



4



1



1

**Price:** \$1,200,000

**Method:** Sale

**Date:** 10/09/2025

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

Agent Comments



**125 Elation Blvd DOREEN 3754 (REI/VG)**



4



1



2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 29/08/2025

**Property Type:** House

**Land Size:** 686 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444