

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 \$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 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



Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



6 Olola Ct DOREEN 3754 (REI)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 03/11/2025

Property Type: House (Res)

Land Size: 700 sqm approx



213 Cookes Rd DOREEN 3754 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 10/09/2025

Property Type: House (Res)

Land Size: 643 sqm approx



125 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 29/08/2025

Property Type: House

Land Size: 686 sqm approx