

## 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 11 Dock Road, Doreen Vic 3754  
Including suburb and postcode

#### Indicative selling price

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

Range between \$790,000 & \$845,000

#### 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	17 Gallivant Dr DOREEN 3754	\$825,000	04/02/2026
2	16 Basken Dr SOUTH MORANG 3752	\$840,000	31/01/2026
3	67 Fitzwilliam Dr DOREEN 3754	\$825,000	16/12/2025

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:

19/02/2026 15:49

Tony McDougall  
9718 2222  
0408 305 463

tonymcdougall@jelliscraig.com.au

**Indicative Selling Price**

\$790,000 - \$845,000

**Median House Price**

December quarter 2025: \$843,500



4



2



2

**Property Type:** House

**Land Size:** 403 sqm approx

Agent Comments

## Comparable Properties



17 Gallivant Dr DOREEN 3754 (REI)



4



2



2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** House

**Land Size:** 412 sqm approx

Agent Comments



16 Basken Dr SOUTH MORANG 3752 (REI)



4



2



2

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** House (Res)

**Land Size:** 512 sqm approx

Agent Comments



67 Fitzwilliam Dr DOREEN 3754 (REI/VG)



4



2



2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 16/12/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 450 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444