

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

11 Dock Road, Doreen Vic 3754

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

11 Dock Road, Doreen Vic 3754

JellisCraig

Tony McDougall

9718 2222

0408 305 463

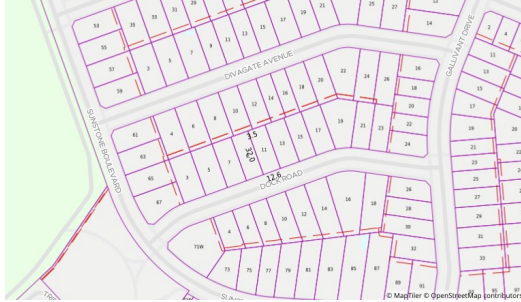
tonymcdougall@jellisrcraig.com.au

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)

Agent Comments

4 2 2

Price: \$825,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 412 sqm approx



16 Basken Dr SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$840,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 512 sqm approx



67 Fitzwilliam Dr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$825,000

Method: Private Sale

Date: 16/12/2025

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx

Account - Jellis Craig | P: 03 94321444



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