

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

16 Baker Way, Doreen Vic 3754

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	15 Bernard St DOREEN 3754	\$1,300,000	30/06/2025
2	18 Werther Way DOREEN 3754	\$1,301,000	12/05/2025
3			

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:

06/11/2025 10:08

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Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2025: \$812,500

Comparable Properties

15 Bernard St DOREEN 3754 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 763 sqm approx



18 Werther Way DOREEN 3754 (REI)

Agent Comments



Price: \$1,301,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 1026 sqm approx

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.