

# 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

5 Refuge Place, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$850,000 Property Type House Suburb Doreen

Period - From 01/01/2026 to 31/03/2026 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 | 40 Dunraven Cr DOREEN 3754       | \$810,000 | 27/03/2026   |
| 2 | 15 Woodridge Cr DOREEN 3754      | \$845,000 | 16/03/2026   |
| 3 | 35 Independence Blvd DOREEN 3754 | \$850,000 | 05/03/2026   |

**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:

09/04/2026 13:52



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**Property Type:** House  
**Land Size:** 550 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median House Price**  
March quarter 2026: \$850,000

## Comparable Properties



40 Dunraven Cr DOREEN 3754 (REI)

[Agent Comments](#)

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**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** House



15 Woodridge Cr DOREEN 3754 (REI)

[Agent Comments](#)

 4  2  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx

35 Independence Blvd DOREEN 3754 (REI)

[Agent Comments](#)

 4  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** House (Res)  
**Land Size:** 480 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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