

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

6 WOODRIDGE CRESCENT DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Doreen

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

4 ASPECT DRIVE DOREEN VIC 3754	\$775,500	18-Jun-25
47 FORTRESS ROAD DOREEN VIC 3754	\$765,000	03-Jul-25
51 FREEHOLD STREET DOREEN VIC 3754	\$772,500	03-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



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4 ASPECT DRIVE DOREEN VIC 3754

4 2 2

Sold Price

^{RS}

\$775,500

Sold Date

18-Jun-25

Distance

0.33km



47 FORTRESS ROAD DOREEN VIC 3754

4 2 2

Sold Price

^{RS}

\$765,000

Sold Date

03-Jul-25

Distance

0.85km



51 FREEHOLD STREET DOREEN VIC 3754

4 2 2

Sold Price

^{RS}

\$772,500

Sold Date

03-Jul-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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