

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

9 Tower Hill Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$840,000 Property Type House Suburb Doreen

Period - From 01/04/2026 to 30/06/2026 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	12 Trainor St DOREEN 3754	\$750,000	11/08/2026
2	27 Elation Blvd DOREEN 3754	\$751,000	11/04/2026
3	8 Isidore Dr DOREEN 3754	\$725,000	26/02/2026

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:

18/08/2026 14:22

9 Tower Hill Avenue, Doreen Vic 3754

Kylie McGrath
03 9435 8866
0417 856 698
kylie.mcgrath@raywhite.com



4 2 2

Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
June quarter 2026: \$840,000

Comparable Properties



12 Trainor St DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 439 sqm approx



27 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$751,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 456 sqm approx



8 Isidore Dr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$725,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 434 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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