

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 DOOEN ROAD HORSHAM VIC 3400

Indicative selling price

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

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Horsham

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 CARTER STREET HORSHAM VIC 3400	\$440,000	17-Oct-25
27 CHURCHILL ROAD HORSHAM VIC 3400	\$481,252	02-Feb-26
4 HESLOP COURT HORSHAM VIC 3400	\$480,000	10-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 April 2026



6 CARTER STREET HORSHAM VIC 3400

Sold Price

\$440,000

Sold Date

17-Oct-25

3 2 1

Distance

2.08km



27 CHURCHILL ROAD HORSHAM VIC 3400

Sold Price

\$481,252

Sold Date

02-Feb-26

3 2 1

Distance

2.34km



4 HESLOP COURT HORSHAM VIC 3400

Sold Price

\$480,000

Sold Date

10-Apr-25

3 2 2

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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