

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

7 COOLIBAH STREET 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Doreen

Period-from

01 Jan 2025

to

31 Dec 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

10 IMPULSE AVENUE DOREEN VIC 3754	\$861,000	18-Dec-25
3 ATHLESTANE ROAD DOREEN VIC 3754	\$852,000	04-Dec-25
18 ONE TREE ROAD DOREEN VIC 3754	\$880,000	21-Aug-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.~~

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10 IMPULSE AVENUE DOREEN VIC 3754

Sold Price

^{RS}

\$861,000

Sold Date

18-Dec-25

 4

 2

 2

Distance

0.94km



3 ATHLESTANE ROAD DOREEN VIC 3754

Sold Price

^{RS}

\$852,000

Sold Date

04-Dec-25

 4

 2

 2

Distance

0.34km



18 ONE TREE ROAD DOREEN VIC 3754

Sold Price

\$880,000

Sold Date

21-Aug-25

 4

 2

 2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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