

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 EXFORD 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

\$950,000

&

\$1,045,000

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

7 GRAFFS AVENUE DOREEN VIC 3754	\$965,000	28-Nov-25
22 SPOONBILL STREET DOREEN VIC 3754	\$1,000,000	10-Jan-26
6 WATERLOO STREET DOREEN VIC 3754	\$1,015,000	10-Dec-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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7 GRAFFS AVENUE DOREEN VIC 3754

Sold Price

^{RS} **\$965,000** Sold Date **28-Nov-25**

 4  2  2

Distance **0.87km**



22 SPOONBILL STREET DOREEN VIC 3754

Sold Price

^{RS} **\$1,000,000** Sold Date **10-Jan-26**

 4  2  2

Distance **1.48km**



6 WATERLOO STREET DOREEN VIC 3754

Sold Price

^{RS} **\$1,015,000** Sold Date **10-Dec-25**

 4  2  2

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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