

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

\$849,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Doreen

Period-from

01 Feb 2025

to

31 Jan 2026

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

5 STRATUM AVENUE DOREEN VIC 3754	862000	10-Dec-25
31 INDEPENDENCE BOULEVARD DOREEN VIC 3754	830000	13-Sep-25
67 FITZWILLIAM DRIVE DOREEN VIC 3754	825000	16-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.~~

This Statement of Information was prepared on: 25 February 2026

**5 STRATUM AVENUE DOREEN VIC 3754**Sold Price **862000** Sold Date **10-Dec-25**

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Distance **0.94km****31 INDEPENDENCE BOULEVARD DOREEN VIC 3754**Sold Price **830000** Sold Date **13-Sep-25**

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Distance **1.08km****67 FITZWILLIAM DRIVE DOREEN VIC 3754**Sold Price **825000** Sold Date **16-Dec-25**

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Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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