

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 TEXTEL 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

\$1,045,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Doreen

Period-from

01 Sep 2025

to

31 Aug 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

6 OAKRIDGE STREET DOREEN VIC 3754	\$1,066,082	27-May-26
4 OUTBACK DRIVE DOREEN VIC 3754	\$1,069,000	08-Apr-26
45 COOLGARDIE WAY DOREEN VIC 3754	\$1,100,500	12-May-26

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: 21 September 2026

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6 OAKRIDGE STREET DOREEN VIC 3754

Sold Price

^{RS}

\$1,066,082

Sold Date

27-May-26

 4

 2

 2

Distance

1.22km



4 OUTBACK DRIVE DOREEN VIC 3754

Sold Price

\$1,069,000

Sold Date

08-Apr-26

 4

 2

 2

Distance

1.75km



45 COOLGARDIE WAY DOREEN VIC 3754

Sold Price

\$1,100,500

Sold Date

12-May-26

 4

 2

 2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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