

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$865,500

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

18 ONE TREE ROAD DOREEN VIC 3754	880000	21-Aug-25
5 STRATUM AVENUE DOREEN VIC 3754	862000	10-Dec-25
21 ELATION BOULEVARD DOREEN VIC 3754	850000	25-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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**18 ONE TREE ROAD DOREEN VIC 3754**

Sold Price

**880000** Sold Date **21-Aug-25**

 4  2  2

Distance **1.25km**



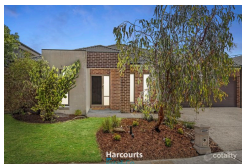
**5 STRATUM AVENUE DOREEN VIC 3754**

Sold Price

**862000** Sold Date **10-Dec-25**

 4  2  2

Distance **0.94km**



**21 ELATION BOULEVARD DOREEN VIC 3754**

Sold Price

**850000** Sold Date **25-Aug-25**

 4  2  2

Distance **0.66km**

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

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