

## 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 COULTHARD CRESCENT 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

or range  
between

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Doreen

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 17 KIORA AVENUE DOREEN VIC 3754   | \$905,000 | 24-Jan-25 |
| 20 GYRFALCON WAY DOREEN VIC 3754  | \$921,500 | 14-Mar-25 |
| 32 MOLLISON DRIVE DOREEN VIC 3754 | \$890,000 | 11-Feb-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: 16 June 2025

**17 KIORA AVENUE DOREEN VIC  
3754**

4 2 3

Sold Price

**\$905,000**

Sold Date

**24-Jan-25**

Distance

**1.47km****20 GYRFALCON WAY DOREEN VIC  
3754**

4 2 2

Sold Price

**\$921,500**

Sold Date

**14-Mar-25**

Distance

**0.59km****32 MOLLISON DRIVE DOREEN VIC  
3754**

4 2 2

Sold Price

**\$890,000**

Sold Date

**11-Feb-25**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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