

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 Holding Way, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000

&

\$840,000

Median sale price

Median price \$588,500

Property Type Unit

Suburb Doreen

Period - From 01/10/2025

to 31/12/2025

Source REIV

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 six 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
1	41 Senecio Dr DOREEN 3754	\$840,000	20/01/2026
2	4 Fleetwood Dr DOREEN 3754	\$790,000	24/11/2025
3	3 Sherwood Way DOREEN 3754	\$800,050	28/10/2025

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 six months.~~

This Statement of Information was prepared on:

17/02/2026 11:46



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Property Type: House
Land Size: 437 (approx) sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$840,000
Median Unit Price
 December quarter 2025: \$588,500

Comparable Properties



41 Senecio Dr DOREEN 3754 (REI)

Agent Comments

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  2

Price: \$840,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 425 sqm approx



4 Fleetwood Dr DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$790,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 586 sqm approx



3 Sherwood Way DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$800,050
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Account - RT Edgar Boroondara | P: 88882000