

# 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 Newstead Drive, Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$620,000

### Median sale price

Median price

\$541,500

Property Type

Unit

Suburb

Doreen

Period - From

01/01/2025

to

01/07/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
112B Hazel Glen Drive, Doreen, Vic 3754	\$575,000	11/01/2025
116 Hazel Glen Drive Doreen, VIC 3754	\$620,000	02/06/2025
9 Eastern View Doreen, VIC 3754	\$620,000	12/02/2025

This Statement of Information was prepared on:

02/07/2025