

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Doreen

Period-from

01 Mar 2025

to

28 Feb 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

4 GOSFORD COURT DOREEN VIC 3754	\$1,150,000	07-Nov-25
5 EXFORD STREET DOREEN VIC 3754	\$1,070,000	19-Feb-26
5 CORRIEDALE DRIVE DOREEN VIC 3754	\$1,066,000	19-Mar-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: 31 March 2026

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**4 GOSFORD COURT DOREEN VIC 3754**

 4  2  2

Sold Price

**\$1,150,000**

Sold Date **07-Nov-25**

Distance **1.08km**



**5 EXFORD STREET DOREEN VIC 3754**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,070,000**

Sold Date **19-Feb-26**

Distance **0.3km**



**5 CORRIEDALE DRIVE DOREEN VIC 3754**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,066,000**

Sold Date **19-Mar-26**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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