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	2/13 LOUIS STREET DOVETON VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$485,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$533,000	Property type	Unit	Suburb	Doveton
Period-from	01 Oct 2024	to	30 Sep 2025	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
4/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	$515,000	17-Aug-25
3/15 DOROTHY STREET DOVETON VIC 3177	$525,000	15-Jul-25
2/6 CHARLES AVENUE HALLAM VIC 3803	$540,000	04-Jun-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: 14 October 2025

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4/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177

2 1 1

Sold Price **$515,000** Sold Date **17-Aug-25**

Distance **1.39km**



3/15 DOROTHY STREET DOVETON VIC 3177

2 1 1

Sold Price **$525,000** Sold Date **15-Jul-25**

Distance **0.2km**



2/6 CHARLES AVENUE HALLAM VIC 3803

2 1 1

Sold Price **$540,000** Sold Date **04-Jun-25**

Distance **1.83km**

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

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