

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

1 LILLY PILLY AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Doveton

Period-from

01 Aug 2025

to

31 Jul 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

3 PRUNUS GROVE DOVETON VIC 3177	\$660,000	19-Mar-26
105 ASH STREET DOVETON VIC 3177	\$655,000	23-May-26
1 FUGOSIA STREET DOVETON VIC 3177	\$608,000	28-Jun-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: 20 August 2026



3 PRUNUS GROVE DOVETON VIC 3177

3 1 2

Sold Price **\$660,000** Sold Date **19-Mar-26**

Distance **0.43km**



105 ASH STREET DOVETON VIC 3177

3 1 2

Sold Price **\$655,000** Sold Date **23-May-26**

Distance **0.56km**



1 FUGOSIA STREET DOVETON VIC 3177

3 1 2

Sold Price **\$608,000** Sold Date **28-Jun-26**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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