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	4 PHOTINIA 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	$595,000	&	$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,000	Property type	House	Suburb	Doveton
Period-from	01 Jul 2025	to	30 Jun 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
1/50 KIDDS ROAD DOVETON VIC 3177	$655,000	21-Feb-26
17 CARLISLE ROAD HALLAM VIC 3803	$650,000	18-Apr-26
13 WARATAH STREET DOVETON VIC 3177	$597,200	22-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: 14 July 2026

CONSUMER AFFAIRS VICTORIA

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1/50 KIDDS ROAD DOVETON VIC 3177

3 1 1

Sold Price **$655,000** Sold Date **21-Feb-26**

Distance **1.02km**



17 CARLISLE ROAD HALLAM VIC 3803

3 1 1

Sold Price **$650,000** Sold Date **18-Apr-26**

Distance **1.73km**



13 WARATAH STREET DOVETON VIC 3177

3 1 1

Sold Price RS **$597,200** Sold Date **22-Jun-26**

Distance **0.74km**

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

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