

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

20A ROWAN DRIVE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

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

2/23 MACPHERSON STREET DANDENONG VIC 3175	\$594,000	21-Jun-26
3/7 KARO COURT DOVETON VIC 3177	\$675,000	13-Mar-26
55 WEDGE STREET DANDENONG VIC 3175	\$650,000	06-Aug-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: 17 August 2026



2/23 MACPHERSON STREET DANDENONG VIC 3175

3 2 1

Sold Price **\$594,000** Sold Date **21-Jun-26**

Distance **1.04km**



3/7 KARO COURT DOVETON VIC 3177

3 2 2

Sold Price **\$675,000** Sold Date **13-Mar-26**

Distance **1.07km**



55 WEDGE STREET DANDENONG VIC 3175

3 2 1

Sold Price ^{RS} **\$650,000** Sold Date **06-Aug-26**

Distance **1.09km**

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

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