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	8A BOTTLEBRUSH 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~~		or range between	$560,000	&	$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	Suburb	Doveton
Period-from	01 Feb 2025	to	31 Jan 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
2/10 CAMELLIA COURT DOVETON VIC 3177	$600,000	03-Sep-25
4/23 MACPHERSON STREET DANDENONG VIC 3175	$551,000	15-Sep-25
16A FLORIANA AVENUE DOVETON VIC 3177	$595,000	14-Jan-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.~~

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2/10 CAMELLIA COURT DOVETON VIC 3177

2 2 1

Sold Price **$600,000** Sold Date **03-Sep-25**

Distance **0.28km**



4/23 MACPHERSON STREET DANDENONG VIC 3175

2 2 1

Sold Price **$551,000** Sold Date **15-Sep-25**

Distance **1.19km**



16A FLORIANA AVENUE DOVETON VIC 3177

2 2 1

Sold Price RS **$595,000** Sold Date **14-Jan-26**

Distance **1.51km**

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

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