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	3 PRUNUS GROVE 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	$620,000	&	$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Doveton
Period-from	01 Mar 2025	to	28 Feb 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
172 KIDDS ROAD DOVETON VIC 3177	$675,000	19-Feb-26
3 OAK AVENUE DOVETON VIC 3177	$625,000	11-Feb-26
20 LACEBARK STREET DOVETON VIC 3177	$650,500	07-Feb-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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172 KIDDS ROAD DOVETON VIC 3177

3 1 2

Sold Price RS $675,000 Sold Date 19-Feb-26

Distance 1.28km



3 OAK AVENUE DOVETON VIC 3177

3 1 1

Sold Price RS $625,000 Sold Date 11-Feb-26

Distance 0.16km



20 LACEBARK STREET DOVETON VIC 3177

3 1 1

Sold Price RS $650,500 Sold Date 07-Feb-26

Distance 1.24km

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

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