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	1/5 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	$560,000	&	$610,000

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
2/27 RONALD STREET DANDENONG VIC 3175	$588,000	12-Dec-25
2/35 SARONA STREET DANDENONG VIC 3175	$560,000	07-Oct-25

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: 10 February 2026

Harcourts
Daniel Farrugia
P 0401604154
M 0401604154
E daniel.farrugia@harcourts.com.au



2/10 CAMELLIA COURT DOVETON VIC 3177

2 2 1

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

Distance **0.17km**



2/27 RONALD STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$588,000** Sold Date **12-Dec-25**

Distance **1.32km**



2/35 SARONA STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$560,000** Sold Date **07-Oct-25**

Distance **1.27km**

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

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