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	1/10 MAGNOLIA 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Doveton
Period-from	01 Dec 2024	to	30 Nov 2025	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
1/41 WATTLE DRIVE DOVETON VIC 3177	$580,000	25-Nov-25
1/60 REBECCA STREET DOVETON VIC 3177	$630,000	09-Sep-25
4/40-42 WATTLE DRIVE DOVETON VIC 3177	$556,000	30-Aug-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: 03 December 2025

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1/41 WATTLE DRIVE DOVETON VIC 3177

3 1 1

Sold Price RS $580,000 Sold Date 25-Nov-25

Distance 0.55km



1/60 REBECCA STREET DOVETON VIC 3177

3 2 2

Sold Price RS $630,000 Sold Date 09-Sep-25

Distance 1.34km



4/40-42 WATTLE DRIVE DOVETON VIC 3177

3 1 1

Sold Price $556,000 Sold Date 30-Aug-25

Distance 0.55km

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

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