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	151 Doveton Avenue, Doveton, Vic 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $500,000 & $550,000

Median sale price

Median price	$665,000	Property type	*House*	Suburb	Doveton

Period - From 01/10/2025 to 31/12/2025 Source PropTrack

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 six 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
6 Camphor Court, Doveton, VIC 3177	$620,000	17/01/2026
32 Oak Avenue, Doveton, VIC 3177	$535,000	09/08/2025
52a Ash Street, Doveton, VIC 3177	$560,000	22/11/2025

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 six months.~~

This Statement of Information was prepared on: 21/01/2026