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	2 DONNA WAY 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	$660,000	&	$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Doveton
Period-from	01 Oct 2024	to	30 Sep 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
8B FLORIANA AVENUE DOVETON VIC 3177	$700,000	08-Oct-25
23 KIDDS ROAD DOVETON VIC 3177	$750,000	22-Sep-25
24 JACARANDA STREET DOVETON VIC 3177	$675,000	19-Sep-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.~~

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8B FLORIANA AVENUE DOVETON VIC 3177

3 2 1

Sold Price RS $700,000 Sold Date 08-Oct-25

Distance 0.71km



23 KIDDS ROAD DOVETON VIC 3177

3 1 1

Sold Price RS $750,000 Sold Date 22-Sep-25

Distance 1.09km



24 JACARANDA STREET DOVETON VIC 3177

3 1 2

Sold Price RS $675,000 Sold Date 19-Sep-25

Distance 0.61km

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

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