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<br>Including suburb and postcode | 1/8 OAK AVENUE 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 | $533,000 | Property type | Unit | 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 |
|---|---|---|
| 23 EUGENIA STREET DOVETON VIC 3177 | $550,000 | 13-Sep-25 |
| 2/10 CAMELLIA COURT DOVETON VIC 3177 | $600,000 | 15-Sep-25 |
| 2/44 TRISTANIA STREET DOVETON VIC 3177 | $555,000 | 16-Jun-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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**23 EUGENIA STREET DOVETON VIC 3177**

2 1 1

Sold Price RS $550,000 Sold Date 13-Sep-25

Distance 0.62km




**2/10 CAMELLIA COURT DOVETON VIC 3177**

2 2 1

Sold Price RS $600,000 Sold Date 15-Sep-25

Distance 0.47km




**2/44 TRISTANIA STREET DOVETON VIC 3177**

2 2 2

Sold Price $555,000 Sold Date 16-Jun-25

Distance 0.75km

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

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