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	45 SCARLET DRIVE 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	$606,393	Property type	House	Suburb	Doveton
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
1/6 CONFERTA CRESCENT DOVETON VIC 3177	$580,000	25-Mar-25
20 OAK AVENUE DOVETON VIC 3177	$590,000	01-Mar-25
14 FINCHLEY COURT ENDEAVOUR HILLS VIC 3802	$630,000	16-Feb-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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1/6 CONFERTA CRESCENT DOVETON VIC 3177

3 1 1

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

Distance 0.44km



20 OAK AVENUE DOVETON VIC 3177

3 1 1

Sold Price $590,000 Sold Date 01-Mar-25

Distance 1.97km



14 FINCHLEY COURT ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price $630,000 Sold Date 16-Feb-25

Distance 1.79km

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

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