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	3/40 LIQUIDAMBER STREET 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	$469,000	&	$515,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Doveton
Period-from	01 Jun 2024	to	31 May 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
1/17 TI-TREE DRIVE DOVETON VIC 3177	$465,000	21-Mar-25
4/3 WATTLE DRIVE DOVETON VIC 3177	$490,000	10-Mar-25
1/9 CEDAR STREET DOVETON VIC 3177	$515,000	22-Jan-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: 07 June 2025

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1/17 TI-TREE DRIVE DOVETON VIC 3177

2 1 1

Sold Price **$465,000** Sold Date **21-Mar-25**

Distance **1.1km**



4/3 WATTLE DRIVE DOVETON VIC 3177

2 1 1

Sold Price **$490,000** Sold Date **10-Mar-25**

Distance **1.91km**



1/9 CEDAR STREET DOVETON VIC 3177

2 2 1

Sold Price **$515,000** Sold Date **22-Jan-25**

Distance **1.15km**

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

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