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	18 KINSFOLK CIRCUIT 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	Suburb	Doveton
Period-from	01 Sep 2025	to	31 Aug 2026	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
15B WATTLE DRIVE DOVETON VIC 3177	$510,000	30-Mar-26
2/5 MASTERS STREET DANDENONG VIC 3175	$548,000	07-Apr-26
4/70 LANGHORNE STREET DANDENONG VIC 3175	$575,000	26-Apr-26

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: 29 September 2026

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15B WATTLE DRIVE DOVETON VIC 3177

2 2 1

Sold Price **$510,000** Sold Date **30-Mar-26**

Distance **0.6km**

2/5 MASTERS STREET DANDENONG VIC 3175

2 2 1

Sold Price **$548,000** Sold Date **07-Apr-26**

Distance **1.12km**

4/70 LANGHORNE STREET DANDENONG VIC 3175

2 2 1

Sold Price **$575,000** Sold Date **26-Apr-26**

Distance **1.35km**

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

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