

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

1/13 MYRTLE GROVE 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

\$479,000

&

\$527,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Doveton

Period-from

01 Apr 2024

to

31 Mar 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

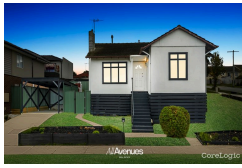
Date of sale

18B LILLY PILLY AVENUE DOVETON VIC 3177	\$475,000	04-Mar-25
5 TRISTANIA STREET DOVETON VIC 3177	\$558,000	18-Mar-24
30 FUGOSIA STREET DOVETON VIC 3177	\$631,100	11-Dec-23

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: 23 April 2025



18B LILLY PILLY AVENUE DOVETON VIC 3177

3 1 1

Sold Price

^{RS}

\$475,000

Sold Date

04-Mar-25

Distance

0.02km



5 TRISTANIA STREET DOVETON VIC 3177

3 1 1

Sold Price

\$558,000

Sold Date

18-Mar-24

Distance

0.32km



30 FUGOSIA STREET DOVETON VIC 3177

3 1 2

Sold Price

\$631,100

Sold Date

11-Dec-23

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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