

## 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

18B LILLY PILLY AVENUE DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Doveton

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 CHERRY GROVE DOVETON VIC 3177	\$505,000	29-Jan-25
15 COOTAMUNDRA STREET DOVETON VIC 3177	\$500,000	27-Jan-25
18 LAUREL AVENUE DOVETON VIC 3177	\$457,500	11-Nov-24

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: 30 January 2025

Yogi Patel  
P 1300 255 283  
M 0451719161  
E yogi.patel@allavenues.com.au



**5 CHERRY GROVE DOVETON VIC 3177**

3 1 2

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date **29-Jan-25**

Distance **0.22km**



**15 COOTAMUNDRA STREET DOVETON VIC 3177**

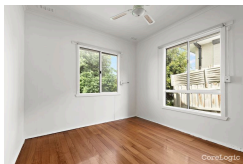
3 1 1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **27-Jan-25**

Distance **1.42km**



**18 LAUREL AVENUE DOVETON VIC 3177**

3 1 1

Sold Price

**\$457,500**

Sold Date **11-Nov-24**

Distance **0.34km**

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

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