

# 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 61 Paperbark Street, Doveton, VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$529,000

&

\$575,000

### Median sale price

Median price

\$600,000

Property Type

House

Suburb

Doveton (3177)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
8 LILLY PILLY AVENUE, DOVETON VIC 3177	\$575,000	15/10/2024
82 CRIMSON DRIVE, DOVETON VIC 3177	\$550,000	11/12/2024
32 TRISTANIA STREET, DOVETON VIC 3177	\$535,500	16/11/2024

This Statement of Information was prepared on: 12/02/2025