

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

6 STENOCARPUS DRIVE 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

\$599,000

&

\$658,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2024

to

31 Jan 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

10/46 WEDGE STREET DANDENONG VIC 3175	\$660,000	30-Oct-24
3/98 PAPERBARK STREET DOVETON VIC 3177	\$640,000	16-Oct-24
64 KING STREET DANDENONG VIC 3175	\$660,000	14-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: 03 February 2025



**10/46 WEDGE STREET
DANDENONG VIC 3175**

3 2 1

Sold Price **\$660,000** Sold Date **30-Oct-24**

Distance **0.59km**



**3/98 PAPERBARK STREET
DOVETON VIC 3177**

3 2 1

Sold Price ^{RS} **\$640,000** Sold Date **16-Oct-24**

Distance **0.92km**



**64 KING STREET DANDENONG VIC
3175**

3 2 1

Sold Price **\$660,000** Sold Date **14-Nov-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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