

## 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

35 TRISTANIA 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) (\*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

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Mar 2024

to

28 Feb 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

24 TI-TREE DRIVE DOVETON VIC 3177	\$550,000	29-Jul-24
5 TRISTANIA STREET DOVETON VIC 3177	\$558,000	18-Mar-24
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: 05 March 2025



**24 TI-TREE DRIVE DOVETON VIC 3177**

Sold Price **\$550,000** Sold Date **29-Jul-24**

3 1 1

Distance **0.25km**



**5 TRISTANIA STREET DOVETON VIC 3177**

Sold Price **\$558,000** Sold Date **18-Mar-24**

3 1 1

Distance **0.27km**



**18 LAUREL AVENUE DOVETON VIC 3177**

Sold Price **\$457,500** Sold Date **11-Nov-24**

3 1 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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