

## 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

\$469,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

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

5 CHERRY GROVE DOVETON VIC 3177	\$505,000	12-Jan-25
18 LAUREL AVENUE DOVETON VIC 3177	\$457,500	11-Nov-24
15 COOTAMUNDRA STREET DOVETON VIC 3177	\$500,000	10-Jan-25

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.~~

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**5 CHERRY GROVE DOVETON VIC 3177**

Sold Price **\$505,000** Sold Date **12-Jan-25**

3 1 2

Distance **0.22km**



**18 LAUREL AVENUE DOVETON VIC 3177**

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

3 1 1

Distance **0.35km**



**15 COOTAMUNDRA STREET DOVETON VIC 3177**

Sold Price **\$500,000** Sold Date **10-Jan-25**

3 1 1

Distance **1.42km**

RS = Recent sale      UN = Undisclosed Sale

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