

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

1/10 MAGNOLIA GROVE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

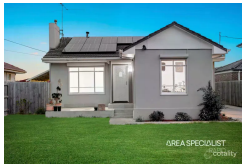
Date of sale

1/41 WATTLE DRIVE DOVETON VIC 3177	\$580,000	25-Nov-25
1/60 REBECCA STREET DOVETON VIC 3177	\$630,000	09-Sep-25
4/40-42 WATTLE DRIVE DOVETON VIC 3177	\$556,000	30-Aug-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.~~

This Statement of Information was prepared on: 03 December 2025



1/41 WATTLE DRIVE DOVETON VIC 3177

^{RS} **\$580,000** Sold Date **25-Nov-25**

3 1 1

Distance **0.55km**



1/60 REBECCA STREET DOVETON VIC 3177

^{RS} **\$630,000** Sold Date **09-Sep-25**

3 2 2

Distance **1.34km**



4/40-42 WATTLE DRIVE DOVETON VIC 3177

Sold Price **\$556,000** Sold Date **30-Aug-25**

3 1 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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