

# 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

1/2 Almond Drive, Doveton VIC 3177

### Indicative selling price

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

Range between

\$390,000

&

\$420,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Doveton

Period - From

20/12/2024

to

19/06/2025

Source

core\_logic

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/52 Kidds Road Doveton VIC 3177	\$422,000	10/06/2025
1/27 Power Road Doveton VIC 3177	\$425,000	09/05/2025
1/17 Ti-Tree Drive Doveton VIC 3177	\$465,000	21/03/2025

This Statement of Information was prepared on:

20/06/2025