

## 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

1/26A BETULA STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2024

to

30 Apr 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 38B BLOSSOM DRIVE DOVETON VIC 3177  | \$635,000 | 05-May-24 |
| 2G CHESTNUT ROAD DOVETON VIC 3177   | \$637,000 | 10-Aug-24 |
| 3 KINSFOLK CIRCUIT DOVETON VIC 3177 | \$600,000 | 28-Mar-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: 06 May 2025



## 38B BLOSSOM DRIVE DOVETON VIC 3177

3 2 2

Sold Price

**\$635,000**

Sold Date **05-May-24**

Distance

**0km**



## 2G CHESTNUT ROAD DOVETON VIC 3177

3 2 2

Sold Price

**\$637,000**

Sold Date **10-Aug-24**

Distance

**0.32km**



## 3 KINSFOLK CIRCUIT DOVETON VIC 3177

3 2 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **28-Mar-25**

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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