

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

1/43 KANOOKA 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2024

to

31 Aug 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

4/40-42 WATTLE DRIVE DOVETON VIC 3177	\$556,000	30-Aug-25
1/3 BLOSSOM DRIVE DOVETON VIC 3177	\$440,000	03-Apr-25
6 ASH STREET DOVETON VIC 3177	\$490,000	02-Apr-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: 19 September 2025


**4/40-42 WATTLE DRIVE
DOVETON VIC 3177**
 3  1  1

Sold Price

^{RS}
\$556,000

Sold Date **30-Aug-25**

Distance

0.32km

**1/3 BLOSSOM DRIVE DOVETON
VIC 3177**
 3  1  1

Sold Price

\$440,000

Sold Date **03-Apr-25**

Distance

0.53km

6 ASH STREET DOVETON VIC 3177
 3  1  1

Sold Price

\$490,000

Sold Date **02-Apr-25**

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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