

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

2/1 HEATH COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jul 2024

to

30 Jun 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

2/78 ROSS STREET DANDENONG VIC 3175	\$640,000	04-Jun-25
2/34 BLOSSOM DRIVE DOVETON VIC 3177	\$645,000	13-Jun-25
1/30 HAWTHORN ROAD DOVETON VIC 3177	\$610,000	26-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: 08 July 2025



2/78 ROSS STREET DANDENONG VIC 3175

3 2 1

Sold Price

^{RS} **\$640,000** Sold Date **04-Jun-25**

Distance **1.17km**



2/34 BLOSSOM DRIVE DOVETON VIC 3177

3 2 1

Sold Price

^{RS} **\$645,000** Sold Date **13-Jun-25**

Distance **0.31km**



1/30 HAWTHORN ROAD DOVETON VIC 3177

3 2 1

Sold Price

\$610,000 Sold Date **26-Mar-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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