

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

2/10 CAMELLIA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$534,000

Property type

Unit

Suburb

Doveton

Period-from

01 Aug 2024

to

31 Jul 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

1/9 CEDAR STREET DOVETON VIC 3177	\$515,000	22-Jan-25
3/15 ROSE DRIVE DOVETON VIC 3177	\$533,000	27-May-25
2/44 TRISTANIA STREET DOVETON VIC 3177	\$555,000	16-Jun-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: 26 August 2025


1/9 CEDAR STREET DOVETON VIC 3177

Sold Price

\$515,000

Sold Date

22-Jan-25
 2

 2

 1

Distance

0.28km

3/15 ROSE DRIVE DOVETON VIC 3177

Sold Price

\$533,000

Sold Date

27-May-25
 2

 1

 1

Distance

0.39km

2/44 TRISTANIA STREET DOVETON VIC 3177

Sold Price

\$555,000

Sold Date

16-Jun-25
 2

 2

 2

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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