

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

2/21 KINGFISHER DRIVE 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

\$530,000

&

\$580,000

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

32/21 KINGFISHER DRIVE DOVETON VIC 3177	\$535,000	28-Aug-25
2B MARIE STREET DOVETON VIC 3177	\$550,000	23-Apr-25
2/39 GRACE AVENUE DANDENONG VIC 3175	\$624,000	15-May-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: 12 September 2025



32/21 KINGFISHER DRIVE DOVETON VIC 3177

2 1 1

Sold Price

^{RS}

\$535,000

Sold Date **28-Aug-25**

Distance

0km



2B MARIE STREET DOVETON VIC 3177

3 1 1

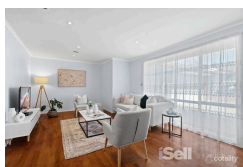
Sold Price

\$550,000

Sold Date **23-Apr-25**

Distance

1.43km



2/39 GRACE AVENUE DANDENONG VIC 3175

3 2 2

Sold Price

\$624,000

Sold Date **15-May-25**

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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