

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

2/6 PITTOSPORUM 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,400

Property type

Other

Suburb

Doveton

Period-from

01 Apr 2025

to

31 Mar 2026

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

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 1/21 WILMA AVENUE DANDENONG VIC 3175 | \$870,000 | 23-Feb-26 |
| | | |
| | | |

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: 07 April 2026

**1/21 WILMA AVENUE DANDENONG** Sold Price
VIC 3175Sold Price **\$870,000** Sold Date **23-Feb-26**

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Distance **3.19km****RS** = Recent sale**UN** = Undisclosed Sale

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