

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

3/31 TRISTANIA STREET 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

\$533,000

Property type

Unit

Suburb

Doveton

Period-from

01 Oct 2024

to

30 Sep 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

1/30 HAWTHORN ROAD DOVETON VIC 3177	\$610,000	26-Mar-25
23A EUGENIA STREET DOVETON VIC 3177	\$670,000	20-Aug-25
2/112 POWER ROAD DOVETON VIC 3177	\$563,000	13-Dec-24

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: 28 October 2025



1/30 HAWTHORN ROAD DOVETON VIC 3177

Sold Price

\$610,000

Sold Date

26-Mar-25

 3  2  1

Distance

0.15km



23A EUGENIA STREET DOVETON VIC 3177

Sold Price

\$670,000

Sold Date

20-Aug-25

 3  2  2

Distance

0.19km



2/112 POWER ROAD DOVETON VIC 3177

Sold Price

\$563,000

Sold Date

13-Dec-24

 3  2  1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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