

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

3/51 ASH 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2024

to

31 Oct 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

2/44 TRISTANIA STREET DOVETON VIC 3177	\$555,000	16-Jun-25
1/21 PITTOSPORUM GROVE DOVETON VIC 3177	\$460,000	10-Jun-25
23 EUGENIA STREET DOVETON VIC 3177	\$550,000	13-Sep-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: 03 November 2025


**2/44 TRISTANIA STREET
DOVETON VIC 3177**

 2
  2
  2

Sold Price

\$555,000

Sold Date

16-Jun-25

Distance

0.1km

**1/21 PITTOSPORUM GROVE
DOVETON VIC 3177**

 2
  1
  2

Sold Price

\$460,000

Sold Date

10-Jun-25

Distance

0.25km

**23 EUGENIA STREET DOVETON
VIC 3177**

 2
  1
  1

Sold Price

^{RS} **\$550,000**

Sold Date

13-Sep-25

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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