

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

3/67-69 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

\$480,000

&

\$528,000

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

5 CHERRY GROVE DOVETON VIC 3177	\$505,000	12-Jan-25
137 POWER ROAD DOVETON VIC 3177	\$490,000	17-Jun-25
1/11 COOTAMUNDRA STREET DOVETON VIC 3177	\$520,000	08-Sep-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: 16 October 2025


5 CHERRY GROVE DOVETON VIC 3177

Sold Price

\$505,000

Sold Date

12-Jan-25
 3

 1

 2

Distance

0.3km

137 POWER ROAD DOVETON VIC 3177

Sold Price

\$490,000

Sold Date

17-Jun-25
 3

 1

 2

Distance

0.71km

1/11 COOTAMUNDRA STREET DOVETON VIC 3177

Sold Price

\$520,000

Sold Date

08-Sep-24
 3

 1

 2

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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