## **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<br>Including suburb and<br>postcode                        |   | 3/9 The Birches, Doveton, VIC 3177 |               |              |                                      |        |                |  |  |
| Indicative selling price   |   |                                    |               |              |                                      |        |                |  |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting |   |                                    |               |              |                                      |        |                |  |  |
| Price Range  | \$600,000   |                                    |               | &            | \$660,000                            |        |                |  |  |
| Median sale price  |   |                                    |               |              |                                      |        |                |  |  |
| Median price   | \$606,800   |                                    | Property Type | House        |                                      | Suburb | Doveton (3177) |  |  |
| Period - From  | 01/0  | 9/2024                             | to            | 31/08/2025 S | Source https://www.realestate.com.au |        |                |  |  |
| Comparable property sales  |   |                                    |               |              |                                      |        |                |  |  |
| В  | 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 six months. |                                    |               |              |                                      |        |                |  |  |

This Statement of Information was prepared on: 24/10/2025