

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

33 KANOOKA 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

\$669,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Doveton

Period-from

01 Dec 2024

to

30 Nov 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

20 TRISTANIA STREET DOVETON VIC 3177	\$626,000	21-Sep-25
96 PAPERBARK STREET DOVETON VIC 3177	\$653,000	01-Nov-25
76 JESSON CRESCENT DANDENONG VIC 3175	\$640,000	23-Oct-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: 10 December 2025



20 TRISTANIA STREET DOVETON VIC 3177

2 1 2

Sold Price

\$626,000

Sold Date

21-Sep-25

Distance

0.71km



96 PAPERBARK STREET DOVETON VIC 3177

2 1 1

Sold Price

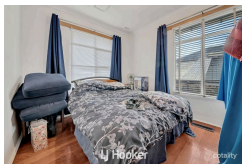
^{RS} **\$653,000**

Sold Date

01-Nov-25

Distance

0.75km



76 JESSON CRESCENT DANDENONG VIC 3175

2 1 2

Sold Price

\$640,000

Sold Date

23-Oct-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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