

## 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

35 TRISTANIA STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$548,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Doveton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

6 ASH STREET DOVETON VIC 3177	\$490,000	18-Apr-25
18B LILLY PILLY AVENUE DOVETON VIC 3177	\$475,000	04-Mar-25
5 TRISTANIA STREET DOVETON VIC 3177	\$558,000	18-Mar-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: 30 April 2025



**6 ASH STREET DOVETON VIC 3177**

Sold Price

<sup>RS</sup>

**\$490,000**

Sold Date

**18-Apr-25**

3

1

1

Distance

**0.2km**



**18B LILLY PILLY AVENUE  
DOVETON VIC 3177**

Sold Price

<sup>RS</sup>

**\$475,000**

Sold Date

**04-Mar-25**

3

1

1

Distance

**0.21km**



**5 TRISTANIA STREET DOVETON  
VIC 3177**

Sold Price

**\$558,000**

Sold Date

**18-Mar-24**

3

1

1

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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