

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

4/8 OAK AVENUE 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

\$550,000

&

\$605,000

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

2/10 CAMELLIA COURT DOVETON VIC 3177	\$600,000	15-Sep-25
2/44 TRISTANIA STREET DOVETON VIC 3177	\$555,000	16-Jun-25
12A OLEANDER STREET DOVETON VIC 3177	\$600,000	06-Jul-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: 22 October 2025



**2/10 CAMELLIA COURT DOVETON
VIC 3177**

2 2 1

Sold Price

^{RS} **\$600,000**

Sold Date

15-Sep-25

Distance

0.49km



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

2 2 2

Sold Price

\$555,000

Sold Date

16-Jun-25

Distance

0.79km



**12A OLEANDER STREET DOVETON
VIC 3177**

3 2 1

Sold Price

\$600,000

Sold Date

06-Jul-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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