

## 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

52A ASH STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Nov 2024

to

31 Oct 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

32 OAK AVENUE DOVETON VIC 3177

\$535,000

09-Aug-25

45 SCARLET DRIVE DOVETON VIC 3177

\$565,000

26-Jun-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: 05 November 2025



**32 OAK AVENUE DOVETON VIC  
3177**

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date **09-Aug-25**

3

1

1

Distance

**0.78km**



**45 SCARLET DRIVE DOVETON VIC  
3177**

Sold Price

**\$565,000**

Sold Date **26-Jun-25**

3

1

1

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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