

## 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

5C OAK AVENUE 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

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jul 2024

to

30 Jun 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/13 OAK AVENUE DOVETON VIC 3177       | \$560,000 | 28-Jul-24 |
| 3/23 TRISTANIA STREET DOVETON VIC 3177 | \$450,000 | 13-Jul-24 |
| 2/3 BLOSSOM DRIVE DOVETON VIC 3177     | \$485,000 | 10-Jan-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: 30 July 2025


**2/13 OAK AVENUE DOVETON VIC 3177**

Sold Price

**\$560,000**

Sold Date

**28-Jul-24**
 2

 2

 1

Distance

**0.06km**

**3/23 TRISTANIA STREET DOVETON VIC 3177**

Sold Price

**\$450,000**

Sold Date

**13-Jul-24**
 2

 2

 1

Distance

**0.52km**

**2/3 BLOSSOM DRIVE DOVETON VIC 3177**

Sold Price

**\$485,000**

Sold Date

**10-Jan-25**
 2

 2

 1

Distance

**0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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