

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

6 HIBISCUS COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,393

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

9 HIBISCUS COURT DOVETON VIC 3177	\$640,000	03-Dec-24
20 TI-TREE DRIVE DOVETON VIC 3177	\$615,000	04-Oct-24
9 WARATAH STREET DOVETON VIC 3177	\$593,000	06-Dec-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: 04 April 2025



9 HIBISCUS COURT DOVETON VIC 3177

Sold Price

\$640,000

Sold Date

03-Dec-24

3

-

2

Distance

0.08km



20 TI-TREE DRIVE DOVETON VIC 3177

Sold Price

\$615,000

Sold Date

04-Oct-24

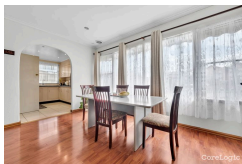
3

1

1

Distance

0.09km



9 WARATAH STREET DOVETON VIC 3177

Sold Price

\$593,000

Sold Date

06-Dec-24

3

1

-

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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