

## 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

8 LABURNUM GROVE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Doveton

Period-from

01 Feb 2025

to

31 Jan 2026

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

1 TORANA COURT DOVETON VIC 3177	\$603,000	26-Nov-24
130 DOVETON AVENUE DOVETON VIC 3177	\$620,000	01-Oct-24
8 LAUREL AVENUE DOVETON VIC 3177	\$590,000	05-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: 12 February 2026


**1 TORANA COURT DOVETON VIC 3177**

Sold Price

**\$603,000**

 Sold Date **26-Nov-24**
 3
  1
  1

 Distance **0.07km**

**130 DOVETON AVENUE DOVETON VIC 3177**

Sold Price

**\$620,000**

 Sold Date **01-Oct-24**
 3
  1
  1

 Distance **0.12km**

**8 LAUREL AVENUE DOVETON VIC 3177**

Sold Price

**\$590,000**

 Sold Date **05-Dec-24**
 3
  1
  1

 Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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