

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

1/2 WATTLE DRIVE 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Doveton

Period-from

01 Apr 2025

to

31 Mar 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

4 CLARET STREET DOVETON VIC 3177	\$588,000	24-Jun-25
3 KINSFOLK CIRCUIT DOVETON VIC 3177	\$600,000	19-Mar-25
5 KINSFOLK CIRCUIT DOVETON VIC 3177	\$640,000	13-Jan-26

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: 07 April 2026


4 CLARET STREET DOVETON VIC 3177

Sold Price

\$588,000

Sold Date

24-Jun-25
 3

 2

 2

Distance

0.55km

3 KINSFOLK CIRCUIT DOVETON VIC 3177

Sold Price

\$600,000

Sold Date

19-Mar-25
 3

 2

 2

Distance

0.6km

5 KINSFOLK CIRCUIT DOVETON VIC 3177

Sold Price

\$640,000

Sold Date

13-Jan-26
 3

 2

 2

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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