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 CLARET STREET 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	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
1/41 WATTLE DRIVE DOVETON VIC 3177	$580,000	14-Nov-25
1/43 KANOOKA GROVE DOVETON VIC 3177	$468,333	04-Sep-25
4/40-42 WATTLE DRIVE DOVETON VIC 3177	$556,000	30-Aug-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.~~

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Harcourts

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1/41 WATTLE DRIVE DOVETON VIC 3177

3 1 1

Sold Price **$580,000** Sold Date **14-Nov-25**

Distance **0.38km**

1/43 KANOOKA GROVE DOVETON VIC 3177

3 1 1

Sold Price **$468,333** Sold Date **04-Sep-25**

Distance **0.38km**

4/40-42 WATTLE DRIVE DOVETON VIC 3177

3 1 1

Sold Price **$556,000** Sold Date **30-Aug-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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