

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

12 Hibiscus Court, Doveton Vic 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$726,000

Median sale price

Median price \$650,500

Property Type House

Suburb Doveton

Period - From 01/04/2025

to

31/03/2026

Source REIV

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 six 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	20 Lacebark St DOVETON 3177	\$650,500	07/02/2026
2	73 Tristania St DOVETON 3177	\$622,500	31/01/2026
3	14 Myrtle Gr DOVETON 3177	\$694,000	07/12/2025

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 six months.~~

This Statement of Information was prepared on:

20/04/2026 10:20



Property Type: House (Previously Occupied - Detached)
Land Size: 834 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$726,000
Median House Price
Year ending March 2026: \$650,500

Comparable Properties



20 Lacebark St DOVETON 3177 (REI/VG)

Agent Comments



Price: \$650,500
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 585 sqm approx



73 Tristania St DOVETON 3177 (REI)

Agent Comments



Price: \$622,500
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 585 sqm approx



14 Myrtle Gr DOVETON 3177 (VG)

Agent Comments



Price: \$694,000
Method: Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000