

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

17 Oak Avenue 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 \$650,000

&

\$695,000

Median sale price

Median price

\$652,000

Property type

House

Suburb

Doveton

Period - From

01/08/2025

to

31/07/2026

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 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. 21 FUGOSIA ST DOVETON VIC 3177	\$660,000	25/04/2026
2. 1 PHOTINIA STREET DOVETON VIC 31777	\$670,000	20/07/2026
3. 21 SCARLET DRIVE DOVETON VIC 3177	\$680,000	15/06/2026

This Statement of Information was prepared on: 03/08/2026