

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

2/7-11 KANOOKA GROVE 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

&

\$630,000

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

1/3 WATTLE DRIVE DOVETON VIC 3177	\$610,000	24-Feb-25
3/77 WATTLE DRIVE DOVETON VIC 3177	\$600,000	22-Jan-26
1/6 CONFERTA CRESCENT DOVETON VIC 3177	\$580,000	25-Mar-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.~~

This Statement of Information was prepared on: 22 April 2026



1/3 WATTLE DRIVE DOVETON VIC 3177

Sold Price

\$610,000

Sold Date

24-Feb-25

 3

 1

 2

Distance

0.31km



3/77 WATTLE DRIVE DOVETON VIC 3177

Sold Price

\$600,000

Sold Date

22-Jan-26

 3

 1

 1

Distance

0.32km



1/6 CONFERTA CRESCENT DOVETON VIC 3177

Sold Price

\$580,000

Sold Date

25-Mar-25

 3

 1

 1

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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