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	3/13 DOROTHY 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	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Doveton
Period-from	01 Jun 2025	to	31 May 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
3/13 LOUIS STREET DOVETON VIC 3177	$500,000	03-Dec-25
4/19 PITTOSPORUM GROVE DOVETON VIC 3177	$514,000	28-May-26
1/10 MYRTLE GROVE DOVETON VIC 3177	$503,500	01-Jun-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.~~

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Harcourts

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3/13 LOUIS STREET DOVETON VIC 3177

2 1 2

Sold Price **$500,000** Sold Date **03-Dec-25**

Distance **0.18km**

4/19 PITTOSPORUM GROVE DOVETON VIC 3177

2 1 1

Sold Price RS **$514,000** Sold Date **28-May-26**

Distance **0.54km**

1/10 MYRTLE GROVE DOVETON VIC 3177

2 1 1

Sold Price RS **$503,500** Sold Date **01-Jun-26**

Distance **0.55km**

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

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