

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 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

\$560,000

&

\$616,000

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

1/7 KARO COURT DOVETON VIC 3177	\$560,000	27-Mar-26
16A FLORIANA AVENUE DOVETON VIC 3177	\$595,000	14-Jan-26
7A HAWTHORN ROAD DOVETON VIC 3177	\$600,000	13-Mar-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.~~

This Statement of Information was prepared on: 19 April 2026

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1/7 KARO COURT DOVETON VIC 3177

Sold Price

^{RS} **\$560,000** Sold Date **27-Mar-26**

2 2 1

Distance **0km**



16A FLORIANA AVENUE DOVETON VIC 3177

Sold Price

\$595,000 Sold Date **14-Jan-26**

2 2 1

Distance **2.22km**



7A HAWTHORN ROAD DOVETON VIC 3177

Sold Price

^{RS} **\$600,000** Sold Date **13-Mar-26**

2 2 1

Distance **0.5km**

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

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