

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

3/5 CERCIS COURT 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2025

to

31 Aug 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

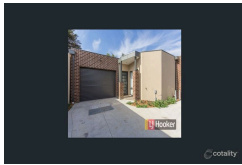
Date of sale

3/13 OAK AVENUE DOVETON VIC 3177	\$522,000	04-Aug-26
1A CLARET STREET DOVETON VIC 3177	\$520,000	27-Apr-26
15B CRIMSON DRIVE DOVETON VIC 3177	\$550,000	17-Jul-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: 09 September 2026



3/13 OAK AVENUE DOVETON VIC 3177

Sold Price

^{RS}
\$522,000

Sold Date **04-Aug-26**
 2  2  1

Distance **0.91km**


1A CLARET STREET DOVETON VIC 3177

Sold Price

\$520,000

Sold Date **27-Apr-26**
 2  1  1

Distance **0.42km**


15B CRIMSON DRIVE DOVETON VIC 3177

Sold Price

^{RS}
\$550,000

Sold Date **17-Jul-26**
 2  1  1

Distance **1.44km**
RS = Recent sale

UN = Undisclosed Sale

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