

## 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

2/1 HEATH COURT DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2/78 ROSS STREET DANDENONG VIC 3175 | \$640,000 | 04-Jun-25 |
| 2/34 BLOSSOM DRIVE DOVETON VIC 3177 | \$645,000 | 13-Jun-25 |
| 1/30 HAWTHORN ROAD DOVETON VIC 3177 | \$610,000 | 26-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: 08 July 2025



## 2/78 ROSS STREET DANDENONG VIC 3175

3 2 1

Sold Price

<sup>RS</sup> \$640,000

Sold Date

04-Jun-25

Distance

1.17km



## 2/34 BLOSSOM DRIVE DOVETON VIC 3177

3 2 1

Sold Price

<sup>RS</sup> \$645,000

Sold Date

13-Jun-25

Distance

0.31km



## 1/30 HAWTHORN ROAD DOVETON VIC 3177

3 2 1

Sold Price

\$610,000

Sold Date

26-Mar-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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