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 OLEANDER 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,500	Property type	House	Suburb	Doveton
Period-from	01 Oct 2025	to	30 Sep 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 FUGOSIA STREET DOVETON VIC 3177	$608,000	28-Jun-26
40 FUGOSIA STREET DOVETON VIC 3177	$613,000	01-Sep-26
21 FUGOSIA STREET DOVETON VIC 3177	$660,000	25-Apr-26

OR

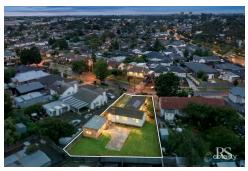
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 October 2026

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1 FUGOSIA STREET DOVETON VIC 3177
3 1 2
Sold Price **$608,000** Sold Date **28-Jun-26**
Distance **0.16km**



40 FUGOSIA STREET DOVETON VIC 3177
3 1 2
Sold Price RS **$613,000** Sold Date **01-Sep-26**
Distance **0.43km**



21 FUGOSIA STREET DOVETON VIC 3177
3 1 1
Sold Price **$660,000** Sold Date **25-Apr-26**
Distance **0.29km**

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

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