

## 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

49 TRISTANIA STREET DOVETON VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Jun 2024

to

31 May 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 3 LABURNUM GROVE DOVETON VIC 3177 | \$600,000 | 13-May-25 |
| 22 TARATA DRIVE DOVETON VIC 3177  | \$610,000 | 02-Jun-25 |
| 8 LAURINA COURT DOVETON VIC 3177  | \$580,000 | 24-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: 23 June 2025



## 3 LABURNUM GROVE DOVETON VIC 3177

Sold Price

<sup>RS</sup>

**\$600,000**

Sold Date

**13-May-25**



3



1



2

Distance

**0.48km**



## 22 TARATA DRIVE DOVETON VIC 3177

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**02-Jun-25**



3



1



2

Distance

**0.84km**



## 8 LAURINA COURT DOVETON VIC 3177

Sold Price

**\$580,000**

Sold Date

**24-Mar-25**



3



1



2

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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