

## 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

11 EUGENIA STREET 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

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

8 LAURINA COURT DOVETON VIC 3177	\$580,000	24-Mar-25
138 DOVETON AVENUE DOVETON VIC 3177	\$642,000	27-May-25
52 TRISTANIA STREET DOVETON VIC 3177	\$655,500	14-Jun-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: 03 July 2025



## 8 LAURINA COURT DOVETON VIC 3177

Sold Price

**\$580,000**

Sold Date

**24-Mar-25**

3

1

2

Distance

**0.86km**



## 138 DOVETON AVENUE DOVETON VIC 3177

Sold Price

**\$642,000**

Sold Date

**27-May-25**

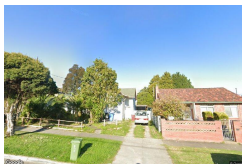
3

1

2

Distance

**0.84km**



## 52 TRISTANIA STREET DOVETON VIC 3177

Sold Price

<sup>RS</sup> **\$655,500**

Sold Date

**14-Jun-25**

3

1

-

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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