

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

26/43-47 DOVETON AVENUE EUMEMMERRING 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

\$482,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Sep 2024

to

31 Aug 2025

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

4/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	\$515,000	17-Aug-25
1/19 MCLENNAN STREET EUMEMMERRING VIC 3177	\$575,000	20-Mar-25
27/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	\$515,000	03-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: 15 September 2025



**4/43-47 DOVETON AVENUE
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

^{RS} **\$515,000** Sold Date **17-Aug-25**

Distance **0km**



**1/19 MCLENNAN STREET
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

\$575,000 Sold Date **20-Mar-25**

Distance **0.88km**



**27/43-47 DOVETON AVENUE
EUMEMMERRING VIC 3177**

2 1 1

Sold Price

\$515,000 Sold Date **03-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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