

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

2/48 KIDDS ROAD 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Doveton

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

32/21 KINGFISHER DRIVE DOVETON VIC 3177	\$535,000	28-Aug-25
2/12 PRUNUS GROVE DOVETON VIC 3177	\$490,000	18-Jul-25
1/2 ALMOND DRIVE DOVETON VIC 3177	\$450,000	02-Jul-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 September 2025



32/21 KINGFISHER DRIVE DOVETON VIC 3177

2 1 1

Sold Price

^{RS}

\$535,000

Sold Date

28-Aug-25

Distance

1.66km



2/12 PRUNUS GROVE DOVETON VIC 3177

2 1 1

Sold Price

\$490,000

Sold Date

18-Jul-25

Distance

1.12km



1/2 ALMOND DRIVE DOVETON VIC 3177

2 1 1

Sold Price

^{RS}

\$450,000

Sold Date

02-Jul-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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