

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building and trees.

**RayWhite.**

**Statement  
of  
information**

20A JACARANDA STREET, DOVETON, VIC 3177  
PREPARED BY ALAN TRAN, RAY WHITE NOBLE PARK | SPRINGVALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

20A JACARANDA STREET, DOVETON, VIC  3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$650,000**

Provided by: Alan Tran, Ray White Noble Park | Springvale

## MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

**\$656,000**

01 July 2025 to 30 June 2026

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

1/29 KATHRYN ST, DOVETON, VIC 3177  3  2  1

Sale Price

**\$650,000**

Sale Date: 18/05/2026

Distance from Property: 669m

43 SCARLET DR, DOVETON, VIC 3177  3  2  2

Sale Price

**\$700,000**

Sale Date: 28/01/2026

Distance from Property: 874m

1 ROWAN DR, DOVETON, VIC 3177  3  2  1

Sale Price

**\$708,100**

Sale Date: 09/02/2026

Distance from Property: 273m

This report has been compiled on 07/07/2026 by Ray White Noble Park | Springvale. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

20A JACARANDA 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)

Price Range: \$650,000


### Median sale price

Median price: \$656,000

Property type: House

Suburb: DOVETON

Period: 01 July 2025 to 30 June 2026

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/29 KATHRYN ST, DOVETON, VIC 3177	\$650,000	18/05/2026
43 SCARLET DR, DOVETON, VIC 3177	\$700,000	28/01/2026
1 ROWAN DR, DOVETON, VIC 3177	\$708,100	09/02/2026

This Statement of Information was prepared on: 07/07/2026