

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	1/28 Louis Street, Doveton Vic 3177
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$682,000

Median sale price

Median price	\$610,000	Property Type	House	Suburb	Doveton
Period - From	31/07/2024	to	30/07/2025	Source	Property Data

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 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	12 Karrabina Av DOVETON 3177	\$690,000	26/05/2025
2	1/2 Johnston Av EUMEMMERRING 3177	\$638,000	03/05/2025
3	1/7 Dorothy St DOVETON 3177	\$630,000	02/05/2025

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 six months.~~

This Statement of Information was prepared on: 31/07/2025 11:29