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: 19D Chestnut Road, Doveton Vic 3177

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $600,000 Property Type Townhouse Suburb Doveton

Period - From 20/12/2024 to 19/12/2025 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 | 3/2 Johnston Av EUMEMMERRING 3177 | $650,000 | 09/12/2025 |
| 2 | 1/120 Mccrae St DANDENONG 3175 | $660,000 | 01/09/2025 |
| 3 | 37A Rowan Dr DOVETON 3177 | $640,000 | 07/08/2025 |

**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: 20/12/2025 11:47

# 19D Chestnut Road, Doveton Vic 3177

Stockdale Leggo
DANDENONG

3 2 1

**Property Type:** Townhouse (Res)
**Land Size:** 141 sqm approx

Agent Comments

**Indicative Selling Price**
$600,000 - $660,000
**Median Townhouse Price**
20/12/2024 - 19/12/2025: $600,000

## Comparable Properties

**3/2 Johnston Av EUMEMMERRING 3177 (REI)**

3 2 2

**Price:** $650,000
**Method:** Private Sale
**Date:** 09/12/2025
**Property Type:** Unit

Agent Comments

**1/120 Mccrae St DANDENONG 3175 (REI/VG)**

3 2 2

**Price:** $660,000
**Method:** Private Sale
**Date:** 01/09/2025
**Property Type:** Townhouse (Single)

Agent Comments

**37A Rowan Dr DOVETON 3177 (REI/VG)**

3 1 4

**Price:** $640,000
**Method:** Private Sale
**Date:** 07/08/2025
**Property Type:** Unit
**Land Size:** 275 sqm approx

Agent Comments

**Account** - Stockdale & Leggo Dandenong | P: 03 97913177

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