

## 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

1/57 KIDDS ROAD DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$648,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2025

to

30 Apr 2026

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

1/6 CONFERTA CRESCENT DOVETON VIC 3177	\$580,000	25-Mar-25
3/77 WATTLE DRIVE DOVETON VIC 3177	\$600,000	22-Jan-26
1/50 KIDDS ROAD DOVETON VIC 3177	\$655,000	19-Mar-26

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: 11 May 2026



**1/6 CONFERTA CRESCENT  
DOVETON VIC 3177**

3 1 1

Sold Price **\$580,000** Sold Date **25-Mar-25**

Distance **0.93km**



**3/77 WATTLE DRIVE DOVETON  
VIC 3177**

3 1 1

Sold Price **\$600,000** Sold Date **22-Jan-26**

Distance **1.85km**



**1/50 KIDDS ROAD DOVETON VIC  
3177**

3 1 1

Sold Price <sup>RS</sup> **\$655,000** Sold Date **19-Mar-26**

Distance **0.05km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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