

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

3/16 PYRUS COURT 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

\$495,000

&

\$544,500

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

1/40 LIQUIDAMBER STREET DOVETON VIC 3177	\$540,000	02-Dec-24
3/40 LIQUIDAMBER STREET DOVETON VIC 3177	\$480,000	13-Jun-25
15/21 KINGFISHER DRIVE DOVETON VIC 3177	\$490,000	28-Jun-24

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: 25 September 2025



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**1/40 LIQUIDAMBER STREET
DOVETON VIC 3177**

2 1 1

Sold Price **\$540,000** Sold Date **02-Dec-24**

Distance **0.54km**



**3/40 LIQUIDAMBER STREET
DOVETON VIC 3177**

2 1 1

Sold Price **\$480,000** Sold Date **13-Jun-25**

Distance **0.54km**



**15/21 KINGFISHER DRIVE
DOVETON VIC 3177**

2 1 1

Sold Price **\$490,000** Sold Date **28-Jun-24**

Distance **0.95km**



**3/15 ROSE DRIVE DOVETON VIC
3177**

2 1 1

Sold Price **\$533,000** Sold Date **27-May-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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