

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

\$547,500

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2025

to

31 Jan 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

1/5 KATHRYN STREET DOVETON VIC 3177	\$550,000	25-Nov-25
3/13 LOUIS STREET DOVETON VIC 3177	\$500,000	03-Dec-25
3/51 ASH STREET DOVETON VIC 3177	\$520,000	12-Nov-25

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: 20 February 2026


**1/5 KATHRYN STREET DOVETON
VIC 3177**

3 1 1

Sold Price

\$550,000

Sold Date

25-Nov-25

Distance

0.62km
**3/13 LOUIS STREET DOVETON VIC
3177**

2 1 2

Sold Price

\$500,000

Sold Date

03-Dec-25

Distance

1.14km
**3/51 ASH STREET DOVETON VIC
3177**

2 1 -

Sold Price

\$520,000

Sold Date

12-Nov-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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