

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

21A LILLY PILLY AVENUE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,750

Property type

Unit

Suburb

Doveton

Period-from

01 Aug 2025

to

31 Jul 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

32 KINSFOLK CIRCUIT DOVETON VIC 3177	\$595,000	20-Aug-26
9/21 KINGFISHER DRIVE DOVETON VIC 3177	\$561,000	30-Jul-26
2/7-11 KANOOKA GROVE DOVETON VIC 3177	\$585,000	22-Jun-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.~~

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**32 KINSFOLK CIRCUIT DOVETON
VIC 3177**

3 2 2

Sold Price

^{RS} **\$595,000** Sold Date **20-Aug-26**

Distance **0.87km**



**9/21 KINGFISHER DRIVE DOVETON
VIC 3177**

2 1 1

Sold Price

^{RS} **\$561,000** Sold Date **30-Jul-26**

Distance **2.01km**



**2/7-11 KANOOKA GROVE
DOVETON VIC 3177**

3 1 1

Sold Price

\$585,000 Sold Date **22-Jun-26**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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