

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

8 BOX STREET 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Nov 2024

to

31 Oct 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

35 PAPERBARK STREET DOVETON VIC 3177

\$515,000

23-Oct-25

31 NIGRA STREET DOVETON VIC 3177

\$546,000

26-May-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: 10 November 2025



35 PAPERBARK STREET DOVETON VIC 3177 Sold Price ^{RS} **\$515,000** Sold Date **23-Oct-25**
 Distance **0.41km**
 3 1 1



31 NIGRA STREET DOVETON VIC 3177 Sold Price **\$546,000** Sold Date **26-May-25**
 Distance **0.75km**
 3 1 2

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

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