

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

1/52 Kidds Road, Doveton Vic 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$539,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Doveton

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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	3/13 Louis St DOVETON 3177	\$500,000	10/12/2025
2	8/96 Botanical Gr DOVETON 3177	\$535,000	20/09/2025
3	4/43-47 Doveton Av EUMEMMERRING 3177	\$515,000	17/08/2025

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 six months.~~

This Statement of Information was prepared on:

23/12/2025 10:55

**Property Type:**

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

September quarter 2025: \$565,000

Comparable Properties

**3/13 Louis St DOVETON 3177 (REI)****Price:** \$500,000**Method:** Private Sale**Date:** 10/12/2025**Property Type:** Unit

Agent Comments

**8/96 Botanical Gr DOVETON 3177 (VG)****Price:** \$535,000**Method:** Sale**Date:** 20/09/2025**Property Type:** Strata Unit/Townhouse - Conjoined

Agent Comments

**4/43-47 Doveton Av EUMEMMERRING 3177 (REI)****Price:** \$515,000**Method:** Private Sale**Date:** 17/08/2025**Property Type:** Unit

Agent Comments

Account - Barry Plant | P: 03 9803 0400