

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

95 KIDDS ROAD DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,700

Property type

House

Suburb

Doveton

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

22 JACARANDA STREET DOVETON VIC 3177	\$750,000	19-Jan-26
73 BOX STREET DOVETON VIC 3177	\$780,000	24-Dec-25
110 PAPERBARK STREET DOVETON VIC 3177	\$735,000	11-Feb-26

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**22 JACARANDA STREET DOVETON VIC 3177** Sold Price <sup>RS</sup> **\$750,000** Sold Date **19-Jan-26**

4 2 2

Distance **0.46km**



**73 BOX STREET DOVETON VIC 3177** Sold Price **\$780,000** Sold Date **24-Dec-25**

3 2 2

Distance **1.46km**



**110 PAPERBARK STREET DOVETON VIC 3177** Sold Price **\$735,000** Sold Date **11-Feb-26**

3 1 1

Distance **0.63km**

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

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