

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

13 WARATAH 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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 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

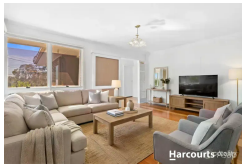
Date of sale

151 DOVETON AVENUE DOVETON VIC 3177	\$578,500	14-Feb-26
10 PITTOSPORUM GROVE DOVETON VIC 3177	\$590,000	18-May-26
3/77 WATTLE DRIVE DOVETON VIC 3177	\$600,000	22-Jan-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.~~

This Statement of Information was prepared on: 09 June 2026

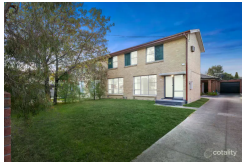

**151 DOVETON AVENUE DOVETON
VIC 3177**

3 1 1

Sold Price

\$578,500

 Sold Date **14-Feb-26**

 Distance **0.71km**

**10 PITTOSPORUM GROVE
DOVETON VIC 3177**

3 1 1

Sold Price

^{RS} **\$590,000**

 Sold Date **18-May-26**

 Distance **0.53km**

**3/77 WATTLE DRIVE DOVETON
VIC 3177**

3 1 1

Sold Price

\$600,000

 Sold Date **22-Jan-26**

 Distance **1.6km**

**3/6 CULLIVER AVENUE
EUMEMMERRING VIC 3177**

3 1 1

Sold Price

\$612,000

 Sold Date **10-Dec-25**

 Distance **1.69km**

**1/57 KIDDS ROAD DOVETON VIC
3177**

3 1 1

Sold Price

^{RS} **\$620,000**

 Sold Date **26-May-26**

 Distance **0.53km**

**1/10 MAGNOLIA GROVE DOVETON
VIC 3177**

3 1 1

Sold Price

\$555,000

 Sold Date **24-Jan-26**

 Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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