

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

3 PRUNUS GROVE 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,500

Property type

House

Suburb

Doveton

Period-from

01 Sep 2025

to

31 Aug 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

9 ALEXI WALK EUMEMMERRING VIC 3177	\$678,000	15-Apr-26
3/78 KIDDS ROAD DOVETON VIC 3177	\$707,000	06-Apr-26
20 FICIFOLIA DRIVE DOVETON VIC 3177	\$708,000	04-May-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 September 2026



9 ALEXI WALK EUMEMMERRING VIC 3177

 3
  2
  2

Sold Price

\$678,000

Sold Date

15-Apr-26

Distance

0.66km



3/78 KIDDS ROAD DOVETON VIC 3177

 3
  2
  2

Sold Price

\$707,000

Sold Date

06-Apr-26

Distance

1.15km



20 FICIFOLIA DRIVE DOVETON VIC 3177

 3
  2
  2

Sold Price

\$708,000

Sold Date

04-May-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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