

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

2 LOUIS 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

\$570,000

&

\$627,000

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

1/57 KIDDS ROAD DOVETON VIC 3177	\$620,000	12-May-26
1/33 LOUIS STREET DOVETON VIC 3177	\$580,000	04-Jun-26
13 WARATAH STREET DOVETON VIC 3177	\$597,200	22-Jun-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: 17 September 2026



1/57 KIDDS ROAD DOVETON VIC 3177

Sold Price

\$620,000

Sold Date

12-May-26

 3

 1

 1

Distance

0.11km



1/33 LOUIS STREET DOVETON VIC 3177

Sold Price

\$580,000

Sold Date

04-Jun-26

 3

 -

 -

Distance

0.34km



13 WARATAH STREET DOVETON VIC 3177

Sold Price

\$597,200

Sold Date

22-Jun-26

 3

 1

 1

Distance

0.61km



2A ACER STREET DOVETON VIC 3177

Sold Price

\$600,000

Sold Date

06-Jul-26

 3

 -

 -

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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