

## 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 WARATAH STREET 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Doveton

Period-from

01 Feb 2025

to

31 Jan 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

5 PLOVER COURT ENDEAVOUR HILLS VIC 3802	\$743,000	14-Dec-25
23 KIDDS ROAD DOVETON VIC 3177	\$750,000	19-Sep-25
20 MASTERS STREET DANDENONG VIC 3175	\$800,000	17-Oct-25

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: 02 February 2026



**5 PLOVER COURT ENDEAVOUR HILLS VIC 3802**

3 1 1

Sold Price <sup>RS</sup> **\$743,000** Sold Date **14-Dec-25**

Distance **1.35km**

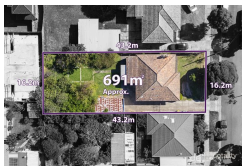


**23 KIDDS ROAD DOVETON VIC 3177**

3 1 1

Sold Price **\$750,000** Sold Date **19-Sep-25**

Distance **0.68km**



**20 MASTERS STREET DANDENONG VIC 3175**

3 1 1

Sold Price **\$800,000** Sold Date **17-Oct-25**

Distance **1.81km**

RS = Recent sale      UN = Undisclosed Sale

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