

## 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

4 REDSTART 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Doveton

Period-from

01 Mar 2025

to

28 Feb 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

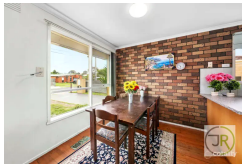
Date of sale

42 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177	\$600,000	30-Nov-25
1/78 ROSS STREET DANDENONG VIC 3175	\$635,000	23-Feb-26
2/39 ALDRIDGE STREET ENDEAVOUR HILLS VIC 3802	\$680,000	10-Nov-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: 10 March 2026



**42 RIVERVIEW CRESCENT  
EUMEMMERRING VIC 3177**

3 1 1

Sold Price **\$600,000** Sold Date **30-Nov-25**

Distance **1.96km**

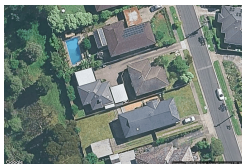


**1/78 ROSS STREET DANDENONG  
VIC 3175**

3 1 2

Sold Price <sup>RS</sup> **\$635,000** Sold Date **23-Feb-26**

Distance **0.82km**



**2/39 ALDRIDGE STREET  
ENDEAVOUR HILLS VIC 3802**

3 2 -

Sold Price **\$680,000** Sold Date **10-Nov-25**

Distance **0.63km**

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

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