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	3/21 KANDRA STREET DANDENONG NORTH VIC 3175

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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Apr 2025	to	31 Mar 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
4/16 BRADY ROAD DANDENONG NORTH VIC 3175	$480,000	06-Feb-26
2/3 KANDRA STREET DANDENONG NORTH VIC 3175	$489,000	21-Jan-26
2/67 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	$481,000	08-Feb-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: 14 April 2026

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4/16 BRADY ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$480,000** Sold Date **06-Feb-26**

Distance **0.94km**



2/3 KANDRA STREET DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$489,000** Sold Date **21-Jan-26**

Distance **0.22km**



2/67 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174

2 1 2

Sold Price **$481,000** Sold Date **08-Feb-25**

Distance **0.51km**

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

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