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	2/14 DOWELL COURT 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	$590,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Jul 2025	to	30 Jun 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
4/160-162 MCFEES ROAD DANDENONG NORTH VIC 3175	$610,000	08-Apr-26
3/17 MENZIES AVENUE DANDENONG NORTH VIC 3175	$595,000	16-Jan-26
5/17 MENZIES AVENUE DANDENONG NORTH VIC 3175	$595,000	16-Jan-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: 06 July 2026

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4/160-162 MCFEES ROAD DANDENONG NORTH VIC 3175

4 3 1

Sold Price **$610,000** Sold Date **08-Apr-26**

Distance **1.01km**



3/17 MENZIES AVENUE DANDENONG NORTH VIC 3175

2 2 1

Sold Price **$595,000** Sold Date **16-Jan-26**

Distance **1.58km**



5/17 MENZIES AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price Sold Date **16-Jan-26**

Distance **1.59km**

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

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