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	13 KYLA AVENUE DANDENONG 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	$799,000	&	$878,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	House	Suburb	Dandenong
Period-from	01 Aug 2025	to	31 Jul 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
27 KYLA AVENUE DANDENONG VIC 3175	$880,000	26-Mar-26
38 HEDGELEY ROAD KEYSBOROUGH VIC 3173	$905,000	19-Feb-26
34 ELMBANK DRIVE KEYSBOROUGH VIC 3173	$941,000	25-Jul-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: 03 August 2026

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27 KYLA AVENUE DANDENONG VIC 3175

4 2 2

Sold Price **$880,000** Sold Date **26-Mar-26**

Distance **0.1km**



38 HEDGELEY ROAD KEYSBOROUGH VIC 3173

4 2 2

Sold Price **$905,000** Sold Date **19-Feb-26**

Distance **1.77km**



34 ELMBANK DRIVE KEYSBOROUGH VIC 3173

4 2 2

Sold Price RS **$941,000** Sold Date **25-Jul-26**

Distance **1.89km**

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

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