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	4/3 RHODEN 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Jun 2025	to	31 May 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
2/47 HILLSIDE AVENUE DANDENONG NORTH VIC 3175	$430,000	24-Mar-26
12/61 JAMES STREET DANDENONG VIC 3175	$437,500	18-May-26
4/16 BRADY ROAD DANDENONG NORTH VIC 3175	$487,000	06-Feb-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.~~

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2/47 HILLSIDE AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price RS $430,000 Sold Date 24-Mar-26

Distance 1.65km



12/61 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $437,500 Sold Date 18-May-26

Distance 1.99km



4/16 BRADY ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price $487,000 Sold Date 06-Feb-26

Distance 0.13km

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

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