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	2/23 MCFEES ROAD 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	$580,000	&	$625,000

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
2/11 GOODING COURT DANDENONG VIC 3175	$550,000	14-Feb-26
2/28 VIZARD STREET DANDENONG VIC 3175	$575,000	16-Feb-26
2/48-50 ANN STREET DANDENONG VIC 3175	$620,000	13-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: 10 June 2026

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2/11 GOODING COURT DANDENONG VIC 3175

2 1 1

Sold Price **$550,000** Sold Date **14-Feb-26**

Distance **1.97km**



2/28 VIZARD STREET DANDENONG VIC 3175

2 1 1

Sold Price **$575,000** Sold Date **16-Feb-26**

Distance **1.04km**



2/48-50 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price **$620,000** Sold Date **13-Jan-26**

Distance **1.96km**

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

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