

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

2/1389 HEATHERTON 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

\$445,000

&

\$489,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2025

to

31 Aug 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

5/1374-1380 HEATHERTON ROAD DANDENONG VIC 3175	\$485,000	30-Apr-26
2/11 ADELAIDE STREET DANDENONG VIC 3175	\$455,000	31-May-25
7/1374-1380 HEATHERTON ROAD DANDENONG VIC 3175	\$475,000	25-Jul-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: 02 September 2026



**5/1374-1380 HEATHERTON ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

\$485,000

Sold Date

30-Apr-26

Distance

0.19km



**2/11 ADELAIDE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$455,000

Sold Date

31-May-25

Distance

0.2km



**7/1374-1380 HEATHERTON ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

\$475,000

Sold Date

25-Jul-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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