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	2/39 BOYD STREET 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	$610,000	&	$665,000

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
2/15 HUGHES CRESCENT DANDENONG NORTH VIC 3175	$647,000	01-Mar-26
6/10-12 JAMES STREET DANDENONG VIC 3175	$670,000	19-Feb-26
2/10 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	$715,000	19-Apr-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: 17 June 2026

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2/15 HUGHES CRESCENT DANDENONG NORTH VIC 3175

3 2 2

Sold Price **$647,000** Sold Date **01-Mar-26**

Distance **0.92km**



6/10-12 JAMES STREET DANDENONG VIC 3175

3 2 2

Sold Price **$670,000** Sold Date **19-Feb-26**

Distance **1.55km**



2/10 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price **$715,000** Sold Date **19-Apr-26**

Distance **1.92km**

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

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