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	1 MCKINLEY 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,500	Property type	House	Suburb	Dandenong North
Period-from	01 May 2025	to	30 Apr 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 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174	$705,000	18-Apr-26
6 WREN DRIVE NOBLE PARK NORTH VIC 3174	$720,000	02-May-26
27 BLAXLAND DRIVE DANDENONG NORTH VIC 3175	$730,000	18-Mar-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: 19 May 2026

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2 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174

3 1 1

Sold Price RS $705,000 Sold Date 18-Apr-26

Distance 1.66km



6 WREN DRIVE NOBLE PARK NORTH VIC 3174

3 1 1

Sold Price RS $720,000 Sold Date 02-May-26

Distance 1.34km



27 BLAXLAND DRIVE DANDENONG NORTH VIC 3175

3 1 2

Sold Price RS $730,000 Sold Date 18-Mar-26

Distance 0.13km

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

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