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	9 DARWIN 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	$675,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$792,000	Property type	House	Suburb	Dandenong North
Period-from	01 Apr 2025	to	31 Mar 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
8 LAWRENCE CRESCENT NOBLE PARK NORTH VIC 3174	$755,000	02-Apr-26
53 CURTIN CRESCENT DANDENONG NORTH VIC 3175	$675,000	23-Mar-26
56 LAEMMLE STREET DANDENONG NORTH VIC 3175	$745,000	09-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.~~

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8 LAWRENCE CRESCENT NOBLE PARK NORTH VIC 3174

3 1 4

Sold Price RS $755,000 Sold Date 02-Apr-26

Distance 0.33km



53 CURTIN CRESCENT DANDENONG NORTH VIC 3175

3 1 1

Sold Price $675,000 Sold Date 23-Mar-26

Distance 0.91km



56 LAEMMLE STREET DANDENONG NORTH VIC 3175

3 1 2

Sold Price RS $745,000 Sold Date 09-Apr-26

Distance 0.13km

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

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