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	1/2 VICTOR AVENUE 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	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	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
1/4 CYPRESS GROVE DANDENONG NORTH VIC 3175	$590,000	06-Dec-25
1/4 LOCKINGTON CRESCENT DANDENONG VIC 3175	$607,000	18-Apr-26
1/30 HUGHES CRESCENT DANDENONG NORTH VIC 3175	$645,000	13-Feb-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: 29 April 2026

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1/4 CYPRESS GROVE DANDENONG NORTH VIC 3175

3 1 1

Sold Price **$590,000** Sold Date **06-Dec-25**

Distance **1.66km**



1/4 LOCKINGTON CRESCENT DANDENONG VIC 3175

3 1 1

Sold Price RS **$607,000** UN Sold Date **18-Apr-26**

Distance **1.9km**



1/30 HUGHES CRESCENT DANDENONG NORTH VIC 3175

3 1 1

Sold Price **$645,000** Sold Date **13-Feb-26**

Distance **1.54km**

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

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