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	3B FADDEN 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Oct 2024	to	30 Sep 2025	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
4/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175	$503,000	14-Oct-25
2/28 MENZIES AVENUE DANDENONG NORTH VIC 3175	$520,000	18-Sep-25
2/52 ANN STREET DANDENONG VIC 3175	$552,000	11-Sep-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.~~

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4/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price RS $503,000 Sold Date 14-Oct-25

Distance 0.12km



2/28 MENZIES AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price $520,000 Sold Date 18-Sep-25

Distance 0.4km



2/52 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $552,000 Sold Date 11-Sep-25

Distance 1.89km

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

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