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	5 ANTHONY 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	House	Suburb	Dandenong North
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
2/13 COOK COURT DANDENONG NORTH VIC 3175	$682,000	02-Jun-25
16 AZALEA CRESCENT DANDENONG NORTH VIC 3175	$731,000	10-Apr-25
5 DUNVEGAN CRESCENT DANDENONG VIC 3175	$790,000	23-Jan-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.~~

This Statement of Information was prepared on: 10 July 2025

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2/13 COOK COURT DANDENONG NORTH VIC 3175

3 2 2

Sold Price **$682,000** Sold Date **02-Jun-25**

Distance **0.29km**



16 AZALEA CRESCENT DANDENONG NORTH VIC 3175

3 2 2

Sold Price **$731,000** Sold Date **10-Apr-25**

Distance **1.34km**



5 DUNVEGAN CRESCENT DANDENONG VIC 3175

3 2 2

Sold Price **$790,000** Sold Date **23-Jan-25**

Distance **0.95km**

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

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