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	1/28 WARBLA 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	$582,500	Property type	Unit	Suburb	Dandenong North
Period-from	01 Apr 2024	to	31 Mar 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
9 SECOND AVENUE DANDENONG NORTH VIC 3175	$535,000	16-Dec-24
1/139 CARLTON ROAD DANDENONG NORTH VIC 3175	$480,000	30-Oct-24
3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175	$497,500	20-Nov-24

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: 08 April 2025

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9 SECOND AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$535,000** Sold Date **16-Dec-24**

Distance **1.38km**



1/139 CARLTON ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$480,000** Sold Date **30-Oct-24**

Distance **1.85km**



3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$497,500** Sold Date **20-Nov-24**

Distance **1.44km**

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

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