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	7 LYNDALE COURT 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$751,000	Property type	House	Suburb	Dandenong North
Period-from	01 May 2024	to	30 Apr 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
4 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	$750,000	15-Mar-25
13 VICTOR AVENUE DANDENONG NORTH VIC 3175	$818,000	19-Dec-24
32 DORSET ROAD DANDENONG NORTH VIC 3175	$815,000	19-Dec-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.~~

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4 ABERDEEN DRIVE DANDENONG NORTH VIC 3175

4 2 1

Sold Price RS $750,000 Sold Date 15-Mar-25

Distance 0.39km



13 VICTOR AVENUE DANDENONG NORTH VIC 3175

4 2 1

Sold Price $818,000 Sold Date 19-Dec-24

Distance 1.03km



32 DORSET ROAD DANDENONG NORTH VIC 3175

4 2 1

Sold Price $815,000 Sold Date 19-Dec-24

Distance 1.82km

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

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