Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/3 Bakers Road Dandenong North, 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$530,000 & $560,000

Median sale price

Median price	$515,500	Property Type	UNIT	Suburb	DANDENONG NORTH
Period - From	09-Sep-2024	to	05-Sep-2025	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	5/17 Cypress Grove, Dandenong North, Vic 3175	$540,000	01-Aug-2025
2	1/14 Brady Road, Dandenong North, Vic 3175	$532,000	15-Jul-2025
3	1/3 Bakers Road, Dandenong North, Vic 3175	$530,000	19-Jun-2025

This statement of information was prepared on 12-Nov-2025 at 6:12:29 PM AEDT