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	1/1475 HEATHERTON ROAD 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	$385,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Aug 2025	to	31 Jul 2026	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
14/79 CLEELAND STREET DANDENONG VIC 3175	$385,000	09-May-26
3/8 RHODEN COURT DANDENONG NORTH VIC 3175	$420,000	18-Apr-26
65/12 HALIFAX STREET DANDENONG VIC 3175	$420,000	20-Apr-26

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: 20 August 2026

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14/79 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price **$385,000** Sold Date **09-May-26**

Distance **1.13km**



3/8 RHODEN COURT DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$420,000** Sold Date **18-Apr-26**

Distance **1.67km**



65/12 HALIFAX STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$420,000** Sold Date **20-Apr-26**

Distance **0.11km**

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

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