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	4 Elray Avenue, Dandenong VIC 3175

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $735,000 Property Type House Suburb Dandenong

Period - From 23/11/2024 to 22/05/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Wanke Crescent Dandenong VIC 3175	$630,000	04/02/2025
41 Booth Crescent Dandenong North VIC 3175	$700,000	31/03/2025
25 Stevenson Avenue Dandenong North VIC 3175	$640,000	13/03/2025

This Statement of Information was prepared on: 23/05/2025