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	8 Efron Sreet 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	$760,000	&	$800,000

Median sale price

Median price	$760,000	Apartment	House	Suburb	Dandenong North
Period - From	June 2024	to	May 2025	Source	RP Data

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

3 Carlton Road Dandenong North	$786,000	21/06/2025
115 Blaxland Drive Dandenong North	$805,000	27/02/2025
11 Dava Court Dandenong North	$760,000	05/05/202

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 six months.

This Statement of Information was prepared on: 30 June 2025