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	7/17 Cypress Grove, Dandenong North Vic 3175

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $571,100 Property Type Unit Suburb Dandenong North

Period - From 24/06/2024 to 23/06/2025 Source Property 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	Price	Date of sale
1	3/63 Elonera Rd NOBLE PARK NORTH 3174	$480,000	16/05/2025
2	4/52 Chandler Rd NOBLE PARK 3174	$465,000	09/05/2025
3	3/165 Gladstone Rd DANDENONG NORTH 3175	$492,000	27/03/2025

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: 24/06/2025 12:22

7/17 Cypress Grove, Dandenong North Vic 3175

Paul Polychroniadis
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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
24/06/2024 - 23/06/2025: $571,100

Comparable Properties



3/63 Elonera Rd NOBLE PARK NORTH 3174 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 16/05/2025
Property Type: Unit

Agent Comments



4/52 Chandler Rd NOBLE PARK 3174 (REI/VG)

2 1 2

Price: $465,000
Method: Private Sale
Date: 09/05/2025
Property Type: Unit

Agent Comments

3/165 Gladstone Rd DANDENONG NORTH 3175 (VG)

2 - -

Price: $492,000
Method: Sale
Date: 27/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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