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	16 Hillside Avenue, Dandenong North VIC 3175

Indicative selling price

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

Range between $730,000 & $770,000

Median sale price

Median price $762,500 Property Type House Suburb Dandenong North

Period - From 20/02/2025 to 19/08/2025 Source price_finder

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
16 Azalea Crescent Dandenong North VIC	$731,000	10/04/2025
5 Anthony Street Dandenong North VIC	$800,000	26/07/2025
80 Rawdon Hill Drive, Dandenong North Vic 3175	$740,000	08/04/2025

This Statement of Information was prepared on: 02/09/2025