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 Blythes Road, Mount Dandenong, Vic 3767

Indicative selling price

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

range between $960,000 & $1,050,000

Median sale price

Median price	$1,057,500	Property type	*House*	Suburb	Mount Dandenong

Period - From	01/10/2024	to	30/09/2025	Source	PropTrack

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
1358 Mt Dandenong Tourist Road, Mount Dandenong, VIC 3767	$1,065,000	02/05/2025
170 Ridge Road, Mount Dandenong, VIC 3767	$1,125,000	10/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20/10/2025