

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

1/11 Mcfarlane Crescent, Dandenong Vic 3175

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$620,000

Property Type Townhouse

Suburb Dandenong

Period - From 31/07/2025

to

30/07/2026

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	4/55 Ann St DANDENONG 3175	\$555,000	25/05/2026
2	3/59 Wilma Av DANDENONG 3175	\$550,000	03/05/2026
3	2/5 Masters St DANDENONG 3175	\$548,000	12/04/2026

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:

31/07/2026 12:51



 2  1 

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Townhouse Price

31/07/2025 - 30/07/2026: \$620,000

Comparable Properties

4/55 Ann St DANDENONG 3175 (VG)

Agent Comments

 2  -  -

Price: \$555,000

Method: Sale

Date: 25/05/2026

Property Type: Strata Unit/Townhouse - Conjoined



3/59 Wilma Av DANDENONG 3175 (VG)

Agent Comments

 2  -  -

Price: \$550,000

Method: Sale

Date: 03/05/2026

Property Type: Flat/Unit/Apartment (Res)



2/5 Masters St DANDENONG 3175 (REI/VG)

Agent Comments

 2  2  1

Price: \$548,000

Method: Private Sale

Date: 12/04/2026

Property Type: Townhouse (Single)