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	1/117 OUTLOOK DRIVE 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	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	Suburb	Dandenong North
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
2/158 GLADSTONE ROAD DANDENONG NORTH VIC 3175	$695,000	06-Dec-25
2/2 VICTOR AVENUE DANDENONG NORTH VIC 3175	$700,000	24-Oct-25
1/5 SNOWY STREET DANDENONG NORTH VIC 3175	$730,000	04-Oct-25

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 6 months.~~

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2/158 GLADSTONE ROAD DANDENONG NORTH VIC 3175

3 1 2

Sold Price **$695,000** Sold Date **06-Dec-25**

Distance **1.7km**

2/2 VICTOR AVENUE DANDENONG NORTH VIC 3175

3 1 2

Sold Price **$700,000** Sold Date **24-Oct-25**

Distance **0.95km**

1/5 SNOWY STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price **$730,000** Sold Date **04-Oct-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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