

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 IAN AVENUE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2025

to

31 Aug 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

9 BOYD STREET DANDENONG NORTH VIC 3175	\$710,000	03-Jun-26
25 SHEALES STREET DANDENONG VIC 3175	\$750,000	16-Jun-26
1534 HEATHERTON ROAD DANDENONG VIC 3175	\$721,888	15-Aug-26

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.~~

This Statement of Information was prepared on: 30 September 2026

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9 BOYD STREET DANDENONG NORTH VIC 3175

 3  1  1

Sold Price

\$710,000

Sold Date

03-Jun-26

Distance

0.44km



25 SHEALES STREET DANDENONG VIC 3175

 3  -  -

Sold Price

\$750,000

Sold Date

16-Jun-26

Distance

0.75km



1534 HEATHERTON ROAD DANDENONG VIC 3175

 3  1  2

Sold Price

\$721,888

Sold Date

15-Aug-26

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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