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<br>Including suburb and postcode | 16A SOMERSET 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 | $790,000 | & | $830,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $810,000 | Property type | House | Suburb | Dandenong North |
| Period-from | 01 Jun 2025 | to | 31 May 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 |
|---|---|---|
| 16 SOMERSET DRIVE DANDENONG NORTH VIC 3175 | $870,000 | 30-May-26 |
| 26 SHERWOOD CRESCENT DANDENONG NORTH VIC 3175 | $990,000 | 26-Nov-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.

This Statement of Information was prepared on: 17 June 2026

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**16 SOMERSET DRIVE DANDENONG NORTH VIC 3175**

4 2 2

Sold Price RS **$870,000** Sold Date **30-May-26**

Distance **0.01km**

**26 SHERWOOD CRESCENT DANDENONG NORTH VIC 3175**

3 2 2

Sold Price **$990,000** Sold Date **26-Nov-25**

Distance **0.4km**

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

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