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	40 CARLTON ROAD 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	$775,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	House	Suburb	Dandenong North
Period-from	01 Aug 2025	to	31 Jul 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
12 GODFREY CRESCENT DANDENONG VIC 3175	$765,000	15-Jun-26
13A HOPKINS STREET DANDENONG VIC 3175	$781,000	28-Mar-26
9 JOAN COURT NOBLE PARK NORTH VIC 3174	$840,000	07-Mar-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: 06 August 2026

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12 GODFREY CRESCENT DANDENONG VIC 3175

3 1 2

Sold Price **$765,000** Sold Date **15-Jun-26**

Distance **1.59km**

13A HOPKINS STREET DANDENONG VIC 3175

3 1 2

Sold Price **$781,000** Sold Date **28-Mar-26**

Distance **1.62km**

9 JOAN COURT NOBLE PARK NORTH VIC 3174

3 1 2

Sold Price **$840,000** Sold Date **07-Mar-26**

Distance **1.71km**

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

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