

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

5 BRIAR HURST 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2025

to

30 Apr 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

8 BRIAR HURST AVENUE DANDENONG NORTH VIC 3175	\$860,000	25-Mar-26
17 PAMIR STREET DANDENONG NORTH VIC 3175	\$990,000	25-Feb-26
13 BONITA COURT DANDENONG NORTH VIC 3175	\$757,000	14-Feb-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: 01 May 2026



8 BRIAR HURST AVENUE DANDENONG NORTH VIC 3175

3 2 2

Sold Price

^{RS} **\$860,000**

Sold Date

25-Mar-26

Distance

0.07km



17 PAMIR STREET DANDENONG NORTH VIC 3175

3 2 2

Sold Price

\$990,000

Sold Date

25-Feb-26

Distance

0.49km



13 BONITA COURT DANDENONG NORTH VIC 3175

3 2 2

Sold Price

\$757,000

Sold Date

14-Feb-26

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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