

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 FAIR CRESCENT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,500

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

6 BRUNET STREET DANDENONG NORTH VIC 3175	\$740,000	23-Jan-26
10 ROBERTA STREET DANDENONG VIC 3175	\$760,000	06-Dec-25
13A HOPKINS STREET DANDENONG VIC 3175	\$781,000	28-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: 20 May 2026



6 BRUNET STREET DANDENONG NORTH VIC 3175

3 1 2

Sold Price

\$740,000

Sold Date

23-Jan-26

Distance

1.29km



10 ROBERTA STREET DANDENONG VIC 3175

3 1 2

Sold Price

\$760,000

Sold Date

06-Dec-25

Distance

1.42km



13A HOPKINS STREET DANDENONG VIC 3175

3 1 2

Sold Price

^{RS}**\$781,000**

Sold Date

28-Mar-26

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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