

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

21 Shalimar Crescent, Dandenong North Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$780,000

Median sale price

Median price \$786,250

Property Type House

Suburb Dandenong North

Period - From 01/10/2024

to 31/12/2024

Source REIV

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 six 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
1	22 Nicole Av DANDENONG NORTH 3175	\$806,000	31/03/2025
2	59 Outlook Dr DANDENONG NORTH 3175	\$841,000	29/03/2025
3	30 Galloway St DANDENONG NORTH 3175	\$788,000	01/03/2025

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 six months.~~

This Statement of Information was prepared on:

01/04/2025 10:02



 4  1  2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$780,000
Median House Price
December quarter 2024: \$786,250

Comparable Properties



22 Nicole Av DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  6

Price: \$806,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 557 sqm approx



59 Outlook Dr DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  2

Price: \$841,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 650 sqm approx



30 Galloway St DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  2

Price: \$788,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 529 sqm approx

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869