

# 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 1493 Heatherton Road, Dandenong North, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$550,000

&

\$599,500

### Median sale price

Median price

\$755,000

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/01/2024

to

31/01/2025

Source

PropTrack

### Comparable property sales

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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
25 MCLEAN CRESCENT, DANDENONG NORTH VIC 3175	\$585,000	16/09/2024
14 DEAKIN CRESCENT, DANDENONG NORTH VIC 3175	\$588,729	19/09/2024
23 DEAKIN CRESCENT, DANDENONG NORTH VIC 3175	\$599,250	19/10/2024

This Statement of Information was prepared on: 18/02/2025