

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

31 KYLA AVENUE DANDENONG 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

39 KEATING CRESCENT DANDENONG VIC 3175	\$790,000	26-Oct-24
62 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173	\$800,000	08-Feb-25
143 KIRKHAM ROAD DANDENONG VIC 3175	\$820,550	03-Dec-24

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: 11 March 2025



39 KEATING CRESCENT DANDENONG VIC 3175

 3  2  2

Sold Price **\$790,000** Sold Date **26-Oct-24**

Distance **0.46km**



62 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173

 3  1  1

Sold Price **\$800,000** Sold Date **08-Feb-25**

Distance **1.14km**



143 KIRKHAM ROAD DANDENONG VIC 3175

 2  1  1

Sold Price **\$820,550** Sold Date **03-Dec-24**

Distance **0.58km**



23 DESA TERRACE DANDENONG VIC 3175

 4  2  2

Sold Price ^{RS} **\$850,000** Sold Date **17-Feb-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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