

## 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

39 LOCH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2024

to

31 Jan 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

4 DOWNARD CRESCENT DANDENONG NORTH VIC 3175	\$760,000	09-Sep-24
12 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175	\$772,000	23-Dec-24
59 RAWDON HILL DRIVE DANDENONG NORTH VIC 3175	\$802,888	22-Oct-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: 04 February 2025



**4 DOWNARD CRESCENT  
DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price **\$760,000** Sold Date **09-Sep-24**

Distance **0.98km**



**12 SHALIMAR CRESCENT  
DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price **\$772,000** Sold Date **23-Dec-24**

Distance **1.12km**



**59 RAWDON HILL DRIVE  
DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price **\$802,888** Sold Date **22-Oct-24**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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