

## 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

8 SHERWOOD CRESCENT DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Dandenong North

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

4 PLYMOUTH COURT DANDENONG NORTH VIC 3175	\$1,022,500	26-Feb-25
12 CURRAJONG STREET DANDENONG NORTH VIC 3175	\$981,000	01-Mar-25
44 BURCHALL GROVE DANDENONG NORTH VIC 3175	\$1,080,000	26-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: 17 March 2025



## 4 PLYMOUTH COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price <sup>RS</sup> **\$1,022,500** Sold Date **26-Feb-25**

Distance **0.42km**



## 12 CURRAJONG STREET DANDENONG NORTH VIC 3175

4 2 2

Sold Price <sup>RS</sup> **\$981,000** <sup>UN</sup> Sold Date **01-Mar-25**

Distance **1.66km**



## 44 BURCHALL GROVE DANDENONG NORTH VIC 3175

4 2 2

Sold Price **\$1,080,000** Sold Date **26-Oct-24**

Distance **1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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