

# 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

84 Jones Road, Dandenong, Vic 3175

### Indicative selling price

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

range between

\$850,000

&

\$935,000

### Median sale price

Median price

\$730,000

Property type

House

Suburb

Dandenong

Period - From

01/01/2025

to

31/03/2025

Source



### 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
20 Maurice Street, Dandenong, VIC 3175	\$930,000	21/12/2024
92 Herbert Street, Dandenong, VIC 3175	\$910,000	17/10/2024
12A Jessie Street, Noble Park, VIC 3174	\$865,000	12/10/2024

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: 10/04/2025