

# 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

59 Fillmore Road, 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)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$745,000

Property Type House

Suburb Dandenong North

Period - From 01/04/2023

to 31/03/2024

Source REIV

### 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
1	131 Brady Rd DANDENONG NORTH 3175	\$1,090,000	18/12/2023
2	38 Somerset Dr DANDENONG NORTH 3175	\$981,000	06/04/2024
3	7 Woodview Ct DANDENONG NORTH 3175	\$965,000	14/03/2024

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:

17/04/2024 17:31



5   2   2

**Property Type:** House  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
Year ending March 2024: \$745,000

## Comparable Properties



**131 Brady Rd DANDENONG NORTH 3175 (VG)** **Agent Comments**

4   -   -

**Price:** \$1,090,000  
**Method:** Sale  
**Date:** 18/12/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**38 Somerset Dr DANDENONG NORTH 3175 (REI)** **Agent Comments**

4   2   5

**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx



**7 Woodview Ct DANDENONG NORTH 3175 (REI)** **Agent Comments**

5   2   4

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 779 sqm approx