

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

1/159 GLADSTONE ROAD DANDENONG NORTH 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/14 ELMHURST STREET NOBLE PARK NORTH VIC 3174	\$655,000	24-May-25
3/1 JEFFREY STREET DANDENONG NORTH VIC 3175	\$575,000	31-Mar-25
3/10 BOYD STREET DANDENONG NORTH VIC 3175	\$595,480	-

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: 19 August 2025



**2/14 ELMHURST STREET NOBLE
PARK NORTH VIC 3174**

2 2 1

Sold Price

\$655,000

Sold Date **24-May-25**

Distance **0.96km**



**3/1 JEFFREY STREET DANDENONG
NORTH VIC 3175**

2 2 1

Sold Price

\$575,000

Sold Date **31-Mar-25**

Distance **1.03km**



**3/10 BOYD STREET DANDENONG
NORTH VIC 3175**

5 3 4

Sold Price

\$595,480

Sold Date **-**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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