

## 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

1/19 APEX STREET 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2024

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/4 KEENAN COURT DANDENONG NORTH VIC 3175 | \$520,000 | 10-May-25 |
| 1/22 MILAN COURT DANDENONG NORTH VIC 3175 | \$511,000 | 29-Mar-25 |
| 1/3 BAKERS ROAD DANDENONG NORTH VIC 3175  | \$530,000 | 19-Jun-25 |

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: 16 July 2025



**1/4 KEENAN COURT DANDENONG  
NORTH VIC 3175**

Sold Price **\$520,000** Sold Date **10-May-25**

2 1 1

Distance **0.84km**



**1/22 MILAN COURT DANDENONG  
NORTH VIC 3175**

Sold Price **\$511,000** Sold Date **29-Mar-25**

2 1 1

Distance **0.29km**



**1/3 BAKERS ROAD DANDENONG  
NORTH VIC 3175**

Sold Price <sup>RS</sup> **\$530,000** Sold Date **19-Jun-25**

2 1 1

Distance **1.68km**

RS = Recent sale      UN = Undisclosed Sale

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