

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

1/22 MILAN COURT 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,599

Property type

Unit

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

3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$497,500	20-Nov-24
9 SECOND AVENUE DANDENONG NORTH VIC 3175	\$535,000	16-Dec-24
1/139 CARLTON ROAD DANDENONG NORTH VIC 3175	\$480,000	30-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: 26 March 2025



**3/26 VICTOR AVENUE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$497,500** Sold Date **20-Nov-24**

Distance **0.18km**



**9 SECOND AVENUE DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$535,000** Sold Date **16-Dec-24**

Distance **0.37km**



**1/139 CARLTON ROAD
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$480,000** Sold Date **30-Oct-24**

Distance **0.91km**



**1/19 EASTON COURT DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$571,199** Sold Date **20-Dec-24**

Distance **1.61km**



**2/231 OUTLOOK DRIVE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$660,000** Sold Date **30-Oct-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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