

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

1/28 WARBLA STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Apr 2024

to

31 Mar 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

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
3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$497,500	20-Nov-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: 08 April 2025



**9 SECOND AVENUE DANDENONG
NORTH VIC 3175**

 2  1  1

Sold Price

\$535,000

Sold Date

16-Dec-24

Distance

1.38km



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

 2  1  1

Sold Price

\$480,000

Sold Date

30-Oct-24

Distance

1.85km



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

 2  1  1

Sold Price

\$497,500

Sold Date

20-Nov-24

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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