

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

1/52 APEX 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2024

to

30 Sep 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

2/3 BAKERS ROAD DANDENONG NORTH VIC 3175	\$570,000	15-Sep-25
2/4 EASTERLEIGH COURT DANDENONG VIC 3175	\$541,000	08-Jul-25
1/19 APEX STREET DANDENONG NORTH VIC 3175	\$573,500	22-Sep-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: 09 October 2025


**2/3 BAKERS ROAD DANDENONG
NORTH VIC 3175**

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Sold Price

^{RS} **\$570,000**

Sold Date

15-Sep-25

Distance

1.59km

**2/4 EASTERLEIGH COURT
DANDENONG VIC 3175**

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Sold Price

^{RS} **\$541,000**

Sold Date

08-Jul-25

Distance

1.72km

**1/19 APEX STREET DANDENONG
NORTH VIC 3175**

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Sold Price

^{RS UN} -

Sold Date

22-Sep-25

Distance

0.32km
RS = Recent sale
UN = Undisclosed Sale

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