

## 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

12 MULGOA AVENUE 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

\$869,000

&

\$939,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 16 MURRAY ROAD DANDENONG NORTH VIC 3175  | \$840,000 | 28-Jul-25 |
| 1 OUTLOOK DRIVE DANDENONG NORTH VIC 3175 | \$815,000 | 27-May-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: 15 August 2025


**16 MURRAY ROAD DANDENONG  
NORTH VIC 3175**
 3   
  1   
  1

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**28-Jul-25**

Distance

**2.53km**

**1 OUTLOOK DRIVE DANDENONG  
NORTH VIC 3175**
 3   
  1   
  4

Sold Price

**\$815,000**

Sold Date

**27-May-25**

Distance

**2.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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