

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 Shaw Close, Dandenong North Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$772,000 Property Type House Suburb Dandenong North

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	65 Neasham Dr DANDENONG NORTH 3175	\$1,067,000	24/07/2025
2	4 Tambo Ct DANDENONG NORTH 3175	\$1,010,000	02/04/2025
3	9 Mercer Ct DANDENONG NORTH 3175	\$1,048,000	24/03/2025

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 six months.~~

This Statement of Information was prepared on:

05/09/2025 21:26



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Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending June 2025: \$772,000

Comparable Properties



65 Neasham Dr DANDENONG NORTH 3175 (REI)

Agent Comments

4 2 2

Price: \$1,067,000
Method: Auction Sale
Date: 24/07/2025
Property Type: House (Res)
Land Size: 736 sqm approx



4 Tambo Ct DANDENONG NORTH 3175 (REI/VG)

Agent Comments

4 2 2

Price: \$1,010,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 969 sqm approx



9 Mercer Ct DANDENONG NORTH 3175 (VG)

Agent Comments

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Price: \$1,048,000
Method: Sale
Date: 24/03/2025
Property Type: House (Res)
Land Size: 839 sqm approx