

# 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

14 Madison 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)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$791,000 Property Type House Suburb Dandenong North

Period - From 01/04/2025 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	24 Victor Av DANDENONG NORTH 3175	\$760,500	05/07/2025
2	149 Rawdon Hill Dr DANDENONG NORTH 3175	\$789,000	10/05/2025
3	115 Blaxland Dr DANDENONG NORTH 3175	\$805,000	27/02/2025

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:

30/07/2025 12:45



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 550 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
June quarter 2025: \$791,000

## Comparable Properties



**24 Victor Av DANDENONG NORTH 3175 (REI)**

Agent Comments



**Price:** \$760,500  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



**149 Rawdon Hill Dr DANDENONG NORTH 3175 (REI/VG)**

Agent Comments



**Price:** \$789,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House  
**Land Size:** 588 sqm approx



**115 Blaxland Dr DANDENONG NORTH 3175 (VG)**

Agent Comments



**Price:** \$805,000  
**Method:** Sale  
**Date:** 27/02/2025  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx

Account - Barry Plant | P: 03 9803 0400