

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

18 ABERDEEN DRIVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

10 ALPINE CRESCENT NOBLE PARK NORTH VIC 3174	\$818,000	12-Apr-25
14 VALEPARK CLOSE NOBLE PARK NORTH VIC 3174	\$823,000	15-Feb-25
1 SEVERN COURT DANDENONG NORTH VIC 3175	\$845,000	22-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: 28 April 2025



10 ALPINE CRESCENT NOBLE PARK NORTH VIC 3174

4 2 1

Sold Price

^{RS} **\$818,000** ^{UN}

Sold Date

12-Apr-25

Distance

0.89km



14 VALEPARK CLOSE NOBLE PARK NORTH VIC 3174

5 2 1

Sold Price

^{RS} **\$823,000**

Sold Date

15-Feb-25

Distance

1.1km



1 SEVERN COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price

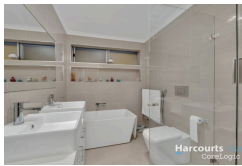
\$845,000

Sold Date

22-Nov-24

Distance

0.24km



1 LANTANA COURT DANDENONG NORTH VIC 3175

3 1 2

Sold Price

\$850,000

Sold Date

18-Dec-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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