

# 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 Koonung Street, 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)

Single Price \$850,000

### Median sale price

Median price \$755,500 Property Type House Suburb Dandenong North (3175)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

### Comparable property sales

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 |
|-------------------------------------------------|-----------|--------------|
| 30 ADMIRALA AVENUE, DANDENONG NORTH VIC 3175    | \$850,000 | 15/01/2025   |
| 29 GIBB STREET, DANDENONG NORTH VIC 3175        | \$840,000 | 15/02/2025   |
| 24 WESTMINSTER AVENUE, DANDENONG NORTH VIC 3175 | \$825,000 | 15/02/2025   |

This Statement of Information was prepared on: 14/04/2025