

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

2/34 NICOLE AVENUE 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2024

to

30 Sep 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

3/37 KING STREET DANDENONG VIC 3175	\$440,000	27-Jul-25
20 HOPETOUN STREET DANDENONG VIC 3175	\$421,000	11-Oct-25
3/53 JAMES STREET DANDENONG VIC 3175	\$430,000	01-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 October 2025


**3/37 KING STREET DANDENONG
VIC 3175**

 2
  1
  1

Sold Price **\$440,000** Sold Date **27-Jul-25**

Distance **1.64km**


**20 HOPETOUN STREET
DANDENONG VIC 3175**

 2
  1
  1

Sold Price ^{RS} **\$421,000** Sold Date **11-Oct-25**

Distance **1.83km**


**3/53 JAMES STREET DANDENONG
VIC 3175**

 2
  1
  1

Sold Price **\$430,000** Sold Date **01-May-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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