

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 22 Cheam Street, Dandenong North, VIC 3175

Indicative selling price

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

Price Range

\$650,000

&

\$710,000

Median sale price

Median price

\$765,500

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/07/2024

to

30/06/2025

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
24 JUDITH STREET, DANDENONG NORTH VIC 3175	\$710,000	05/09/2025
6 MCALPINE COURT, DANDENONG NORTH VIC 3175	\$665,000	14/07/2025
24 GLORIA AVENUE, DANDENONG NORTH VIC 3175	\$690,000	01/07/2025

This Statement of Information was prepared on: 30/09/2025