

## 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

23 HALTON ROAD DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,444

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2024

to

31 Jan 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7 JULIET COURT DANDENONG NORTH VIC 3175    | \$710,000 | 25-Jan-25 |
| 10 SABINE AVENUE DANDENONG NORTH VIC 3175  | \$715,000 | 12-Nov-24 |
| 6 MARSHAM STREET NOBLE PARK NORTH VIC 3174 | \$745,000 | 12-Oct-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: 17 February 2025



**7 JULIET COURT DANDENONG  
NORTH VIC 3175**

 4  1  1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **25-Jan-25**

Distance **0.43km**



**10 SABINE AVENUE DANDENONG  
NORTH VIC 3175**

 4  1  1

Sold Price **\$715,000** Sold Date **12-Nov-24**

Distance **0.68km**



**6 MARSHAM STREET NOBLE PARK  
NORTH VIC 3174**

 3  2  2

Sold Price **\$745,000** Sold Date **12-Oct-24**

Distance **0.15km**



**54 ABERDEEN DRIVE  
DANDENONG NORTH VIC 3175**

 4  2  1

Sold Price **\$766,000** Sold Date **14-Sep-24**

Distance **0.07km**

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

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