

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

24 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Dandenong North

Period-from

01 Nov 2024

to

31 Oct 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

50 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	\$890,000	17-Jun-25
40 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175	\$890,500	27-Sep-25
3 MARSHALL STREET NOBLE PARK VIC 3174	\$865,900	21-Oct-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: 27 November 2025



**50 ABERDEEN DRIVE
DANDENONG NORTH VIC 3175**

5 2 2

Sold Price **\$890,000** Sold Date **17-Jun-25**

Distance **0.26km**



**40 SHALIMAR CRESCENT
DANDENONG NORTH VIC 3175**

4 2 1

Sold Price ^{RS} **\$890,500** Sold Date **27-Sep-25**

Distance **1.3km**

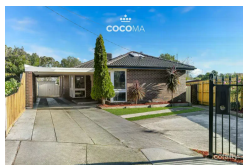


**3 MARSHALL STREET NOBLE PARK
VIC 3174**

4 2 2

Sold Price ^{RS} **\$865,900** Sold Date **21-Oct-25**

Distance **1.61km**



**4 ARKWRIGHT COURT NOBLE
PARK NORTH VIC 3174**

4 3 2

Sold Price **\$938,000** Sold Date **12-Jul-25**

Distance **0.53km**



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

4 2 2

Sold Price ^{RS} **\$965,000** Sold Date **18-Oct-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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