

## 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

2A WORRELL STREET 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2024

to

31 May 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

2/18 LATHAM CRESCENT DANDENONG NORTH VIC 3175	\$686,000	07-Mar-25
2/27 PHILIP STREET DANDENONG NORTH VIC 3175	\$712,000	17-Jan-25
2/13 COOK COURT DANDENONG NORTH VIC 3175	\$682,000	10-Jun-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: 26 June 2025



## 2/18 LATHAM CRESCENT DANDENONG NORTH VIC 3175

3 2 1

Sold Price

RS

**\$686,000**

Sold Date

**07-Mar-25**

Distance

**1.3km**



## 2/27 PHILIP STREET DANDENONG NORTH VIC 3175

3 2 1

Sold Price

**\$712,000**

Sold Date

**17-Jan-25**

Distance

**0.62km**



## 2/13 COOK COURT DANDENONG NORTH VIC 3175

3 2 2

Sold Price

RS

**\$682,000**

Sold Date

**10-Jun-25**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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