

# 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 3/8 Rhoden Court, Dandenong North, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$445,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Dandenong North (3175)

Period - From 01/10/2024 to 30/09/2025 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
2/165 GLADSTONE ROAD, DANDENONG NORTH VIC 3175	\$450,000	22/08/2025
28 WARBLA STREET, DANDENONG NORTH VIC 3175	\$470,000	04/08/2025
2/34 NICOLE AVENUE, DANDENONG NORTH VIC 3175	\$430,000	09/11/2025

This Statement of Information was prepared on: 08/12/2025