

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

32 Edward Avenue, Dandenong Vic 3175

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$826,000 Property Type House Suburb Dandenong

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 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
1	11 Vizard St DANDENONG 3175	\$950,000	25/05/2026
2	50 Joffre St NOBLE PARK 3174	\$926,000	15/05/2026
3	35 Gibb St DANDENONG NORTH 3175	\$900,000	09/05/2026

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 six months.~~

This Statement of Information was prepared on:

19/08/2026 12:45



3 2 4

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
June quarter 2026: \$826,000

Comparable Properties



11 Vizard St DANDENONG 3175 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000
Method: Sold Before Auction
Date: 25/05/2026
Property Type: House (Res)
Land Size: 817 sqm approx



50 Joffre St NOBLE PARK 3174 (REI/VG)

Agent Comments

4 2 6

Price: \$926,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Land Size: 586 sqm approx



35 Gibb St DANDENONG NORTH 3175 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 641 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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