

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4/14 Brady Road Dandenong North, 3175
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### Indicative selling price

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

Range between	\$450,000 & \$495,000
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### Median sale price

Median price	\$520,000	Property Type	UNIT	Suburb	DANDENONG NORTH
Period - From	12-Dec-2024	to	10-Dec-2025	Source	REA

### Comparable property sales

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	2/14 Brady Road, Dandenong North, Vic 3175	\$485,000	25-Aug-2025
2	1/14 Brady Road, Dandenong North, Vic 3175	\$532,000	15-Jul-2025
3	2/28 Menzies Avenue, Dandenong North, Vic 3175	\$520,000	29-Sep-2025

This statement of information was prepared on 10-Dec-2025 at 12:49:52 PM AEDT