

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

4/9 Mcfarlane Crescent, Dandenong Vic 3175

Indicative selling price

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

Range between

\$340,000

&

\$360,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Dandenong

Period - From

17/08/2025

to

16/08/2026

Source

Property Data

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	19/3 Close Av DANDENONG 3175	\$360,000	04/06/2026
2	16/12 Close Av DANDENONG 3175	\$360,000	10/03/2026
3			

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:

17/08/2026 17:14



Property Type: Unit
Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

17/08/2025 - 16/08/2026: \$430,000

Comparable Properties



19/3 Close Av DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 04/06/2026

Property Type: Apartment



16/12 Close Av DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

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.

Account - Harcourts Vermont South | P: 03 98861008



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