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

68 MCKEON CIRCUIT DANDENONG NORTH VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$900,000	&	\$990,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$760,000	Prop	erty type	House		Suburb	Dandenong North	
Period-from	01 Jul 2024	to	30 Jun 20	25	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	
33 HOWE AVENUE DANDENONG NORTH VIC 3175	\$922,000	05-Apr-25	
12 CURRAJONG STREET DANDENONG NORTH VIC 3175	\$981,000	01-Mar-25	
32 BURCHALL GROVE DANDENONG NORTH VIC 3175	\$991,000	06-Mar-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: 16 July 2025



consumer.vic.gov.au

Distance

1.75km

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33 HOWE AVENUE DANDENONG NORTH VIC 3175 \blacksquare 3 $$ 2 \bigcirc 2	Sold Price	\$922,000	Sold Date Distance	05-Apr-25 0.85km
12 CURRAJONG STREET DANDENONG NORTH VIC 3175 $\blacksquare 4 \ \textcircled{>} 2 \ \textcircled{>} 2$	Sold Price	\$981,000	Sold Date Distance	01-Mar-25 1.62km
32 BURCHALL GROVE DANDENONG NORTH VIC 3175	Sold Price	\$991,000	Sold Date	06-Mar-25

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RS = Recent sale UN = Undisclosed Sale

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