

## 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

7 LYNDAL COURT DANDENONG NORTH VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2024

to

30 Apr 2025

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

4 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	\$750,000	15-Mar-25
13 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$818,000	19-Dec-24
32 DORSET ROAD DANDENONG NORTH VIC 3175	\$815,000	19-Dec-24

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: 21 May 2025



## 4 ABERDEEN DRIVE DANDENONG NORTH VIC 3175

 4  2  1

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**15-Mar-25**

Distance

**0.39km**



## 13 VICTOR AVENUE DANDENONG NORTH VIC 3175

 4  2  1

Sold Price

**\$818,000**

Sold Date

**19-Dec-24**

Distance

**1.03km**



## 32 DORSET ROAD DANDENONG NORTH VIC 3175

 4  2  1

Sold Price

**\$815,000**

Sold Date

**19-Dec-24**

Distance

**1.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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