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

9 PAYDON COURT 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	\$840,000	&	\$924,000
Single Frice	between	φ040,000	α	φ 9 24,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$760,250	Prope	erty type	y type House		Suburb	Dandenong North
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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
50 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	890000	17-Jun-25
36 CHEAM STREET DANDENONG NORTH VIC 3175	880000	06-May-25
283 GLADSTONE ROAD DANDENONG NORTH VIC 3175	910000	10-Apr-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: 08 October 2025





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50 ABERDEEN DRIVE **DANDENONG NORTH VIC 3175**

890000 Sold Date 17-Jun-25

Distance

1.99km

⇔ 2

NORTH VIC 3175

₽ 2

36 CHEAM STREET DANDENONG Sold Price

Sold Price

880000 Sold Date 06-May-25

Distance 1.48km

283 GLADSTONE ROAD **DANDENONG NORTH VIC 3175**

四 5

₽ 2

Sold Price

910000 Sold Date 10-Apr-25

Distance 1.06km

RS = Recent sale

UN = Undisclosed Sale

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