

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

94 RAILWAY PARADE DANDENONG 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

\$988,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

48 JONES ROAD DANDENONG VIC 3175	\$985,000	02-Sep-25
17 JUNE COURT KEYSBOROUGH VIC 3173	\$950,000	15-Oct-25
13 PARKMORE ROAD KEYSBOROUGH VIC 3173	\$1,000,000	20-Oct-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: 23 October 2025



48 JONES ROAD DANDENONG VIC 3175 Sold Price **\$985,000** Sold Date **02-Sep-25**

 3  1  2

Distance **0.45km**



17 JUNE COURT KEYSBOROUGH VIC 3173 Sold Price ^{RS} **\$950,000** Sold Date **15-Oct-25**

 5  2  -

Distance **1.03km**



13 PARKMORE ROAD KEYSBOROUGH VIC 3173 Sold Price ^{RS} **\$1,000,000** Sold Date **20-Oct-25**

 3  2  1

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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