

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

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 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

16 VIZARD STREET DANDENONG VIC 3175	\$923,000	26-Apr-25
54 HERBERT STREET DANDENONG VIC 3175	\$900,000	08-Mar-25
20 BALDWIN AVENUE NOBLE PARK VIC 3174	\$910,000	22-Feb-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: 30 June 2025



16 VIZARD STREET DANDENONG VIC 3175

 4  2  1

Sold Price

^{RS} **\$923,000**

Sold Date

26-Apr-25

Distance

1.92km



54 HERBERT STREET DANDENONG VIC 3175

 3  1  -

Sold Price

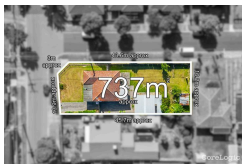
\$900,000

Sold Date

08-Mar-25

Distance

1.59km



20 BALDWIN AVENUE NOBLE PARK VIC 3174

 3  1  2

Sold Price

^{RS} **\$910,000**

Sold Date

22-Feb-25

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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