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	2/8 Birdwood Avenue, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

Median price $615,000 Property Type Townhouse Suburb Dandenong

Period - From 11/06/2025 to 10/06/2026 Source Property Data

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 six 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
1	3 Tangerine Cl DANDENONG 3175	$670,000	19/05/2026
2	40/35 David St DANDENONG 3175	$669,000	05/05/2026
3	2/22 Ann St DANDENONG 3175	$630,000	19/03/2026

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 six months.~~

This Statement of Information was prepared on: 11/06/2026 14:53

2/8 Birdwood Avenue, Dandenong Vic 3175

Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Townhouse Price
11/06/2025 - 10/06/2026: $615,000

Comparable Properties

3 Tangerine Cl DANDENONG 3175 (REI)

3 2 2

Price: $670,000
Method: Private Sale
Date: 19/05/2026
Property Type: Townhouse (Single)

Agent Comments

40/35 David St DANDENONG 3175 (REI)

3 2 2

Price: $669,000
Method: Private Sale
Date: 05/05/2026
Property Type: Townhouse (Single)

Agent Comments

2/22 Ann St DANDENONG 3175 (REI/VG)

3 2 2

Price: $630,000
Method: Private Sale
Date: 19/03/2026
Property Type: Townhouse (Single)

Agent Comments

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