

# 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 61 Bakers Road, Dandenong North Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$822,500 Property Type House Suburb Dandenong North

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	82 Neasham Dr DANDENONG NORTH 3175	\$818,000	09/05/2026
2	1 Facey Ct NOBLE PARK NORTH 3174	\$838,500	10/04/2026
3	23 Eagle Dr NOBLE PARK NORTH 3174	\$850,000	28/03/2026

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: 22/05/2026 12:25



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 534 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 March quarter 2026: \$822,500

## Comparable Properties



**82 Neasham Dr DANDENONG NORTH 3175 (REI)**

Agent Comments

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**Price:** \$818,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 542 sqm approx



**1 Facey Ct NOBLE PARK NORTH 3174 (REI/VG)**

Agent Comments

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**Price:** \$838,500  
**Method:** Private Sale  
**Date:** 10/04/2026  
**Property Type:** House  
**Land Size:** 534 sqm approx



**23 Eagle Dr NOBLE PARK NORTH 3174 (REI/VG)**

Agent Comments

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**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

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