

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/14 Brady Road Dandenong North, 3175
---	---------------------------------------

Indicative selling price

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

Range between	\$470,000 & \$510,000
---------------	-----------------------

Median sale price

Median price	\$617,500	Property Type	UNIT	Suburb	DANDENONG NORTH
Period - From	03-Aug-2024	to	01-Aug-2025	Source	REA

Comparable property sales

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	7/17 Cypress Grove, Dandenong North, Vic 3175	\$496,000	24-Jul-2025
2	1/3 Bakers Road, Dandenong North, Vic 3175	\$530,000	19-Jun-2025
3	1/4 Keenan Court, Dandenong North, Vic 3175	\$520,000	13-May-2025

This statement of information was prepared on 01-Aug-2025 at 1:18:19 PM AEST