

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	54 Exner Drive Dandenong North, 3175
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Indicative selling price

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

Range between	\$790,000 & \$860,000
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Median sale price

Median price	\$750,250	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	20-Feb-2025	to	18-Feb-2026	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	1 Frances Street, Springvale South, Vic 3172	\$925,000	14-Feb-2026
2	46 Blaxland Drive, Dandenong North, Vic 3175	\$875,500	04-Feb-2026
3	355 Gladstone Road, Dandenong North, Vic 3175	\$860,000	28-Oct-2025

This statement of information was prepared on 19-Feb-2026 at 2:38:08 PM AEDT