

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

4 DEAKIN CRESCENT DANDENONG NORTH 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

\$695,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,500

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

8 COMO COURT DANDENONG NORTH VIC 3175	\$700,000	26-Jul-25
2 BALKAN COURT DANDENONG NORTH VIC 3175	\$730,000	29-Jan-26
8 JILLIAN STREET DANDENONG NORTH VIC 3175	\$760,000	18-Oct-25

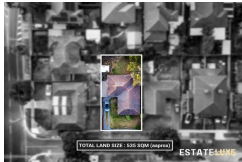
OR

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: 04 June 2026


**8 COMO COURT DANDENONG
NORTH VIC 3175**
 4  1  4

 Sold Price **\$700,000** Sold Date **26-Jul-25**

 Distance **0.78km**

**2 BALKAN COURT DANDENONG
NORTH VIC 3175**
 4  2  1

 Sold Price **\$730,000** Sold Date **29-Jan-26**

 Distance **1.19km**

**8 JILLIAN STREET DANDENONG
NORTH VIC 3175**
 4  1  2

 Sold Price **\$760,000** Sold Date **18-Oct-25**

 Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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