

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

9 DARWIN STREET 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Dandenong North

Period-from

01 Aug 2024

to

31 Jul 2025

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

3 CARLTON ROAD DANDENONG NORTH VIC 3175	\$786,000	21-Jun-25
8 EFRON STREET DANDENONG NORTH VIC 3175	\$762,000	18-Jul-25
8 CARLTON ROAD DANDENONG NORTH VIC 3175	\$760,500	02-Aug-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: 06 August 2025



3 CARLTON ROAD DANDENONG NORTH VIC 3175

 3  1  1

Sold Price

^{RS}
\$786,000

Sold Date

21-Jun-25

Distance

0.53km


8 EFRON STREET DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

^{RS}
\$762,000

Sold Date

18-Jul-25

Distance

0.64km


8 CARLTON ROAD DANDENONG NORTH VIC 3175

 3  1  1

Sold Price

^{RS}
\$760,500

Sold Date

02-Aug-25

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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