

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

2/2 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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,740

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2024

to

31 Aug 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

6 JANET STREET DANDENONG NORTH VIC 3175	\$660,000	12-Jul-25
2/4 EASTERLEIGH COURT DANDENONG VIC 3175	\$541,000	08-Jul-25
5/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$540,000	19-Jul-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.~~

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**6 JANET STREET DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$660,000** Sold Date **12-Jul-25**

Distance **0.37km**



**2/4 EASTERLEIGH COURT
DANDENONG VIC 3175**

2 1 1

Sold Price **\$541,000** Sold Date **08-Jul-25**

Distance **0.51km**



**5/17 CYPRESS GROVE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$540,000** Sold Date **19-Jul-25**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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