

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

5 MATTHEWS PLACE 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,250

Property type

House

Suburb

Dandenong North

Period-from

01 Oct 2024

to

30 Sep 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

14 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$872,000	23-Jul-25
7 SCENIC COURT DANDENONG NORTH VIC 3175	\$1,012,000	12-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: 14 October 2025



14 VICTOR AVENUE DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

\$872,000

Sold Date

23-Jul-25

Distance

0.44km



7 SCENIC COURT DANDENONG NORTH VIC 3175

 3  2  2

Sold Price

^{RS} **\$1,012,000**

Sold Date

12-Oct-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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