

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

1/8 OAKWOOD AVENUE 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/13 COOK COURT DANDENONG NORTH VIC 3175	\$682,000	10-Jun-25
2/8 FIRST AVENUE DANDENONG NORTH VIC 3175	\$678,000	24-Apr-25
1/32 DAVID STREET DANDENONG VIC 3175	\$636,000	14-Jan-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: 25 June 2025



2/13 COOK COURT DANDENONG NORTH VIC 3175

 3  2  2

Sold Price

^{RS} **\$682,000**

Sold Date

10-Jun-25

Distance

0.86km



2/8 FIRST AVENUE DANDENONG NORTH VIC 3175

 3  2  2

Sold Price

\$678,000

Sold Date

24-Apr-25

Distance

0.98km



1/32 DAVID STREET DANDENONG VIC 3175

 3  2  2

Sold Price

\$636,000

Sold Date

14-Jan-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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