

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

4/159 GLADSTONE ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

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

1/22 MILAN COURT DANDENONG NORTH VIC 3175	\$511,000	29-Mar-25
1/14 BRADY ROAD DANDENONG NORTH VIC 3175	\$532,000	15-Jul-25
7/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$496,000	24-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.~~

This Statement of Information was prepared on: 12 August 2025



1/22 MILAN COURT DANDENONG NORTH VIC 3175

2 1 1

Sold Price

\$511,000

Sold Date

29-Mar-25

Distance

1.02km



1/14 BRADY ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price

^{RS} **\$532,000**

Sold Date

15-Jul-25

Distance

1.12km



7/17 CYPRESS GROVE DANDENONG NORTH VIC 3175

2 1 1

Sold Price

^{RS} **\$496,000**

Sold Date

24-Jul-25

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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