

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

1/25 SABINE 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

\$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 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

1/10 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$558,600	29-Jul-25
1/3 BAKERS ROAD DANDENONG NORTH VIC 3175	\$530,000	07-Jun-25
2/3 SURACE COURT DANDENONG NORTH VIC 3175	\$585,000	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: 04 September 2025



1/10 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174

3 1 1

Sold Price

\$558,600

Sold Date

29-Jul-25

Distance

1km



1/3 BAKERS ROAD DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$530,000

Sold Date

07-Jun-25

Distance

0.7km



2/3 SURACE COURT DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$585,000

Sold Date

24-Jul-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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