

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 LILAC 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

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

77/35 DAVID STREET DANDENONG VIC 3175	\$657,000	30-Sep-25
2/45 CHANDLER ROAD NOBLE PARK VIC 3174	\$640,000	01-Sep-25
1/10 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$558,600	29-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: 25 October 2025



**77/35 DAVID STREET
DANDENONG VIC 3175**

3 2 1

Sold Price

^{RS}

\$657,000

Sold Date

30-Sep-25

Distance

1.35km



**2/45 CHANDLER ROAD NOBLE
PARK VIC 3174**

3 1 1

Sold Price

^{RS}

\$640,000

Sold Date

01-Sep-25

Distance

1.42km



**1/10 KINGSWOOD CRESCENT
NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price

\$558,600

Sold Date

29-Jul-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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