

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

2/1389 HEATHERTON 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

\$499,000

&

\$548,900

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

4/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$503,000	14-Oct-25
2/28 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$520,000	18-Sep-25
2/2 DEAKIN CRESCENT DANDENONG NORTH VIC 3175	\$571,000	27-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: 30 October 2025



**4/159 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

^{RS}

\$503,000

Sold Date

14-Oct-25

Distance

0.59km



**2/28 MENZIES AVENUE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

\$520,000

Sold Date

18-Sep-25

Distance

0.62km



**2/2 DEAKIN CRESCENT
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

^{RS}

\$571,000

Sold Date

27-Oct-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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