

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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2024

to

31 Oct 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

2/28 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$520,000	18-Sep-25
7/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$496,000	24-Jul-25
5/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$540,000	19-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 November 2025



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

2 1 1

Sold Price **\$520,000** Sold Date **18-Sep-25**

Distance **0.62km**



**7/17 CYPRESS GROVE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$496,000** Sold Date **24-Jul-25**

Distance **0.17km**



**5/17 CYPRESS GROVE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$540,000** Sold Date **19-Jul-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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