

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

58 DOWNARD CRESCENT 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

\$735,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

54 SYLVIA STREET DANDENONG NORTH VIC 3175	\$775,000	27-Sep-25
8 CARLTON ROAD DANDENONG NORTH VIC 3175	\$760,500	02-Aug-25
6 JARVIS CRESCENT DANDENONG NORTH VIC 3175	\$750,000	16-May-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: 01 October 2025



OBrien Real Estate

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**54 SYLVIA STREET DANDENONG
NORTH VIC 3175**

3 1 1

Sold Price

^{RS}

\$775,000

Sold Date

27-Sep-25

Distance

0.13km



**8 CARLTON ROAD DANDENONG
NORTH VIC 3175**

3 1 1

Sold Price

^{RS}

\$760,500

Sold Date

02-Aug-25

Distance

0.63km



**6 JARVIS CRESCENT DANDENONG
NORTH VIC 3175**

3 1 1

Sold Price

\$750,000

Sold Date

16-May-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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