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	1/52 APEX STREET 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	$540,000	&	$594,000

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
2/3 BAKERS ROAD DANDENONG NORTH VIC 3175	$570,000	15-Sep-25
2/4 EASTERLEIGH COURT DANDENONG VIC 3175	$541,000	08-Jul-25
1/19 APEX STREET DANDENONG NORTH VIC 3175	$573,500	22-Sep-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: 09 October 2025

Nalaka Weerakoon
M 0414 445 403
E nalakaweerakoon@barryplant.com.au



2/3 BAKERS ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price RS **$570,000** Sold Date **15-Sep-25**

Distance **1.59km**



2/4 EASTERLEIGH COURT DANDENONG VIC 3175

2 1 1

Sold Price **$541,000** Sold Date **08-Jul-25**

Distance **1.72km**



1/19 APEX STREET DANDENONG NORTH VIC 3175

2 1 1

Sold Price RS UN **-** Sold Date **22-Sep-25**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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