

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

21 HOLLY 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,250

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

83 FIRST AVENUE DANDENONG NORTH VIC 3175	\$780,000	31-May-25
1 LONDON COURT DANDENONG NORTH VIC 3175	\$810,000	01-Oct-25
60 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175	\$817,225	07-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: 13 October 2025



**83 FIRST AVENUE DANDENONG
NORTH VIC 3175**

 3  2  1

Sold Price **\$780,000** Sold Date **31-May-25**

Distance **1.37km**



**1 LONDON COURT DANDENONG
NORTH VIC 3175**

 3  1  2

Sold Price ^{RS} **\$810,000** Sold Date **01-Oct-25**

Distance **0.99km**



**60 ILLAWARRA CRESCENT
DANDENONG NORTH VIC 3175**

 3  2  6

Sold Price ^{RS} **\$817,225** Sold Date **07-Oct-25**

Distance **1km**



**36 TITCHER ROAD NOBLE PARK
NORTH VIC 3174**

 3  1  2

Sold Price ^{RS} **\$828,000** Sold Date **09-Aug-25**

Distance **0.85km**



**42 LAEMMLE STREET
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price ^{RS} **\$790,000** Sold Date **13-Sep-25**

Distance **0.31km**



**3 CARLTON ROAD DANDENONG
NORTH VIC 3175**

 3  1  1

Sold Price **\$786,000** Sold Date **21-Jun-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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**25 LATHAM CRESCENT
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price

^{RS}

\$792,000

Sold Date

04-Oct-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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