

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

1/29 HUGHES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,349

Property type

Unit

Suburb

Dandenong North

Period-from

01 Dec 2024

to

30 Nov 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
2/149 CARLTON ROAD DANDENONG NORTH VIC 3175	\$525,000	17-Oct-25
1/25 SABINE AVENUE DANDENONG NORTH VIC 3175	\$540,000	15-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: 15 December 2025


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

 2
  1
  1

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

Distance **0.1km**


**2/149 CARLTON ROAD
DANDENONG NORTH VIC 3175**

 2
  1
  2

Sold Price ^{RS} **\$525,000** Sold Date **17-Oct-25**

Distance **1.43km**


**1/25 SABINE AVENUE
DANDENONG NORTH VIC 3175**

 3
  1
  1

Sold Price **\$540,000** Sold Date **15-Sep-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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