

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

2/12 FERNDALE 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	\$590,000	&	\$649,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$585,000	Property type	Unit	Suburb	Dandenong North
Period-from	01 Jan 2025	to	31 Dec 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
3/105-107 MCFEES ROAD DANDENONG NORTH VIC 3175	\$650,000	08-Nov-25
1/147 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$610,000	13-Oct-25
1/52 APEX STREET DANDENONG NORTH VIC 3175	\$602,500	30-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: 20 January 2026

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**3/105-107 MCFEES ROAD
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

\$650,000 Sold Date **08-Nov-25**

Distance **1.28km**



**1/147 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**

2 1 2

Sold Price

\$610,000 Sold Date **13-Oct-25**

Distance **0.76km**



**1/52 APEX STREET DANDENONG
NORTH VIC 3175**

2 1 2

Sold Price

\$602,500 Sold Date **30-Oct-25**

Distance **0.61km**

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

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