

## 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

1/2 MCKEON CIRCUIT DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/158 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$695,000	06-Dec-25
1/5 SNOWY STREET DANDENONG NORTH VIC 3175	\$730,000	04-Oct-25
2/2 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$700,000	24-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: 18 February 2026


**2/158 GLADSTONE ROAD  
DANDENONG NORTH VIC 3175**
 3  1  2

 Sold Price **\$695,000** Sold Date **06-Dec-25**

 Distance **1.19km**

**1/5 SNOWY STREET DANDENONG  
NORTH VIC 3175**
 3  1  1

 Sold Price **\$730,000** Sold Date **04-Oct-25**

 Distance **1.4km**

**2/2 VICTOR AVENUE DANDENONG  
NORTH VIC 3175**
 3  1  2

 Sold Price **\$700,000** Sold Date **24-Oct-25**

 Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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