

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 (*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 Mar 2025

to

28 Feb 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

2/2 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$700,000	24-Oct-25
2/158 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$695,000	06-Dec-25
2/53 BOYD STREET DANDENONG NORTH VIC 3175	\$720,000	31-Jan-26

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: 31 March 2026



2/2 VICTOR AVENUE DANDENONG Sold Price **\$700,000** Sold Date **24-Oct-25**
NORTH VIC 3175

 3  1  2

Distance **0.48km**



2/158 GLADSTONE ROAD Sold Price **\$695,000** Sold Date **06-Dec-25**
DANDENONG NORTH VIC 3175

 3  1  2

Distance **1.19km**



2/53 BOYD STREET DANDENONG Sold Price ^{RS} **\$720,000** Sold Date **31-Jan-26**
NORTH VIC 3175

 3  2  1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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