

# 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 9 Boyd Street, 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)

Range between \$720,000 & \$792,000

### Median sale price

Median price \$822,500 Property Type House Suburb Dandenong North

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 six 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
1	3 Barbara Av DANDENONG NORTH 3175	\$755,000	21/02/2026
2	66 Boyd St DANDENONG NORTH 3175	\$758,000	13/01/2026
3	20 Boyd St DANDENONG NORTH 3175	\$750,500	16/12/2025

**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 six months.~~

This Statement of Information was prepared on: 16/04/2026 10:02



**Property Type:** House (Res)  
**Land Size:** 678 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$792,000  
**Median House Price**  
 March quarter 2026: \$822,500

## Comparable Properties



**3 Barbara Av DANDENONG NORTH 3175 (REI/VG)**

Agent Comments



**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**66 Boyd St DANDENONG NORTH 3175 (REI/VG)**

Agent Comments



**Price:** \$758,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House  
**Land Size:** 593 sqm approx



**20 Boyd St DANDENONG NORTH 3175 (VG)**

Agent Comments



**Price:** \$750,500  
**Method:** Sale  
**Date:** 16/12/2025  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

Account - Barry Plant | P: 03 9803 0400



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