

## 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

1460 HEATHERTON ROAD DANDENONG 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Dandenong

Period-from

01 Apr 2025

to

31 Mar 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

6 BRUNET STREET DANDENONG NORTH VIC 3175	\$740,000	23-Jan-26
12 DUNVEGAN CRESCENT DANDENONG VIC 3175	\$740,000	16-Mar-26
12 GLORIA AVENUE DANDENONG NORTH VIC 3175	\$702,000	10-Dec-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: 28 April 2026


**6 BRUNET STREET DANDENONG  
NORTH VIC 3175**
 3
  1
  2

Sold Price

**\$740,000**

Sold Date

**23-Jan-26**

Distance

**0.19km**

**12 DUNVEGAN CRESCENT  
DANDENONG VIC 3175**
 3
  2
  2

Sold Price

Sold Date

**16-Mar-26**

Distance

**0.67km**

**12 GLORIA AVENUE DANDENONG  
NORTH VIC 3175**
 3
  1
  2

Sold Price

**\$702,000**

Sold Date

**10-Dec-25**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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