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 Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $690,000 & $750,000

Median sale price

Median price $810,000 Property Type House Suburb Dandenong

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	10 Axel St DANDENONG 3175	$740,000	17/04/2026
2	7 Bess Ct DANDENONG 3175	$690,000	06/04/2026
3	12 Dunvegan Cr DANDENONG 3175	$740,000	16/03/2026

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: 25/05/2026 11:37

9 Boyd Street, Dandenong Vic 3175

BARRYPLANT

Photo not available

3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
March quarter 2026: $810,000

Comparable Properties



10 Axel St DANDENONG 3175 (REI)

3 1 2

Price: $740,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 673 sqm approx

Agent Comments



7 Bess Ct DANDENONG 3175 (REI/VG)

3 1 4

Price: $690,000
Method: Private Sale
Date: 06/04/2026
Property Type: House
Land Size: 610 sqm approx

Agent Comments



12 Dunvegan Cr DANDENONG 3175 (VG)

3 - -

Price: $740,000
Method: Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400

REIV THE DIFFERENCE | propertydata.com.au

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