

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

25/36-40 HENNESSY WAY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Aug 2025

to

31 Jul 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

20/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175	\$620,000	09-Jun-26
4/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175	\$640,000	11-Jul-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: 20 August 2026


**20/36-40 HENNESSY WAY
DANDENONG NORTH VIC 3175**

 3
  1
  2

Sold Price **\$620,000** Sold Date **09-Jun-26**

Distance **0.06km**


**4/36-40 HENNESSY WAY
DANDENONG NORTH VIC 3175**

 3
  2
  2

Sold Price **\$640,000** Sold Date **11-Jul-26**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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