

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

1/11 RHODEN COURT 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4/1 RHODEN COURT DANDENONG NORTH VIC 3175	\$437,000	12-Mar-25
2/11 ADELAIDE STREET DANDENONG VIC 3175	\$455,000	31-May-25
56/20 ROBERTA STREET DANDENONG VIC 3175	\$475,000	13-Jun-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.~~

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Michelle Nguyen
P (03) 85661599
M 0416023604
E byd@bydrealestate.com.au



**4/1 RHODEN COURT DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$437,000** Sold Date **12-Mar-25**

Distance **0.09km**



**2/11 ADELAIDE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$455,000** Sold Date **31-May-25**

Distance **1.79km**



**56/20 ROBERTA STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$475,000** Sold Date **13-Jun-25**

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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