

## 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

2/28 HILLSIDE AVENUE DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### 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

1/123 BAKERS ROAD DANDENONG NORTH VIC 3175	\$776,000	15-Mar-25
2/27 PHILIP STREET DANDENONG NORTH VIC 3175	\$712,000	17-Jan-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: 10 July 2025



**1/123 BAKERS ROAD DANDENONG  
NORTH VIC 3175**

 3  1  -

Sold Price

**\$776,000**

Sold Date

**15-Mar-25**

Distance

**3.04km**



**2/27 PHILIP STREET DANDENONG  
NORTH VIC 3175**

 3  2  1

Sold Price

**\$712,000**

Sold Date

**17-Jan-25**

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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