

## 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

39 DEVIRA STREET 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

\$660,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2024

to

31 May 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

9 WARREN COURT DANDENONG NORTH VIC 3175	\$676,000	22-Mar-25
20 OAKWOOD AVENUE DANDENONG NORTH VIC 3175	\$675,000	12-Feb-25
15 BARBARA AVENUE DANDENONG NORTH VIC 3175	\$675,000	24-Mar-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: 23 June 2025

Riley Nicholas  
P 59684522  
M 0488501218  
E rnicholas@barryplant.com.au



**9 WARREN COURT DANDENONG  
NORTH VIC 3175**

 3  1  -

Sold Price

<sup>RS</sup> **\$676,000**

Sold Date

**22-Mar-25**

Distance

**0.73km**



**20 OAKWOOD AVENUE  
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price

**\$675,000**

Sold Date

**12-Feb-25**

Distance

**1.17km**



**15 BARBARA AVENUE  
DANDENONG NORTH VIC 3175**

 3  1  -

Sold Price

Sold Date

**24-Mar-25**

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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