

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

2/17 CYPRESS GROVE 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2025

to

30 Jun 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

4/1393-1395 HEATHERTON ROAD DANDENONG NORTH VIC 3175	\$580,000	16-Jun-26
13 REID COURT DANDENONG NORTH VIC 3175	\$600,000	04-May-26
1/12 FERNDAL CRESCENT DANDENONG NORTH VIC 3175	\$620,000	09-Feb-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: 27 July 2026



**4/1393-1395 HEATHERTON ROAD
DANDENONG NORTH VIC 3175**

 3
  1
  1

Sold Price

^{RS}

\$580,000

Sold Date

16-Jun-26

Distance

0.12km



**13 REID COURT DANDENONG
NORTH VIC 3175**

 2
  1
  1

Sold Price

\$600,000

Sold Date

04-May-26

Distance

0.49km



**1/12 FERNDAL CRESCENT
DANDENONG NORTH VIC 3175**

 2
  1
  2

Sold Price

\$620,000

Sold Date

09-Feb-26

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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