

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

4 GLENYS COURT DANDENONG 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

\$770,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong

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

5 DUNVEGAN CRESCENT DANDENONG VIC 3175	\$790,000	23-Jan-25
10 TRENDE STREET DANDENONG VIC 3175	\$785,000	20-Jan-25
14 NEW STREET DANDENONG VIC 3175	\$785,000	08-Apr-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



5 DUNVEGAN CRESCENT DANDENONG VIC 3175

 3
  2
  2

Sold Price **\$790,000** Sold Date **23-Jan-25**

Distance **3.24km**

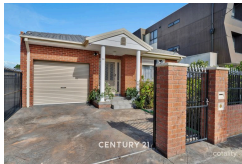


10 TRENDE STREET DANDENONG VIC 3175

 3
  1
  -

Sold Price **\$785,000** Sold Date **20-Jan-25**

Distance **2.29km**



14 NEW STREET DANDENONG VIC 3175

 3
  2
  3

Sold Price

Sold Date **08-Apr-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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