

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	138 Brady Road Dandenong North, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$750,000 & \$825,000
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### Median sale price

Median price	\$770,500	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	29-Apr-2025	to	27-Apr-2026	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	3 First Avenue, Dandenong North, Vic 3175	\$840,000	21-Mar-2026
2	27 Galloway Street, Dandenong North, Vic 3175	\$761,000	21-Feb-2026
3	21 Holly Avenue, Dandenong North, Vic 3175	\$811,000	14-Feb-2026

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