

## 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

2/89 GLADSTONE ROAD DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2025

to

31 Jan 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

1/53 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$556,000	20-Sep-25
1/14 OLIVE STREET DANDENONG VIC 3175	\$556,000	02-Sep-25
1/25 SABINE AVENUE DANDENONG NORTH VIC 3175	\$540,000	15-Sep-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 February 2026



**1/53 MENZIES AVENUE  
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price **\$556,000** Sold Date **20-Sep-25**

Distance **0.63km**



**1/14 OLIVE STREET DANDENONG  
VIC 3175**

 3  1  1

Sold Price

Sold Date **02-Sep-25**

Distance **1.6km**



**1/25 SABINE AVENUE  
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price **\$540,000** Sold Date **15-Sep-25**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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