

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

9/16 NORMAN 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

\$355,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

4/8 ALBERT STREET DANDENONG VIC 3175	\$392,000	14-Oct-25
7/99 KIRKHAM ROAD DANDENONG VIC 3175	\$365,000	03-Sep-25
2/1 JOHN STREET DANDENONG VIC 3175	\$380,000	13-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: 03 February 2026



**4/8 ALBERT STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$392,000

Sold Date

14-Oct-25

Distance

0.21km



**7/99 KIRKHAM ROAD
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$365,000

Sold Date

03-Sep-25

Distance

0.35km



**2/1 JOHN STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$380,000

Sold Date

13-Sep-25

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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