

# 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

22 Samaria Street, Dandenong North Vic 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 \$860,000 & \$940,000

### Median sale price

Median price \$795,500 Property Type House Suburb Dandenong North

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 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	31 Aberdeen Dr DANDENONG NORTH 3175	\$951,000	15/12/2025
2	4 Surrey Rd DANDENONG NORTH 3175	\$930,000	20/10/2025
3	36 Outlook Dr DANDENONG NORTH 3175	\$955,000	10/10/2025

**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 six months.~~

This Statement of Information was prepared on: 02/03/2026 15:21



 4  2  2

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

Agent Comments

**Indicative Selling Price**

\$860,000 - \$940,000

**Median House Price**

Year ending December 2025: \$795,500

## Comparable Properties



**31 Aberdeen Dr DANDENONG NORTH 3175 (REI/VG)**

Agent Comments

 6  2  2

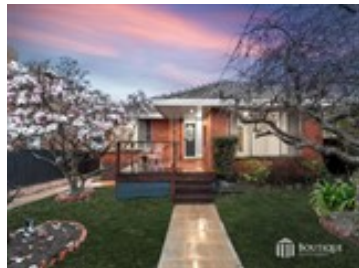
**Price:** \$951,000

**Method:** Private Sale

**Date:** 15/12/2025

**Property Type:** House

**Land Size:** 554 sqm approx



**4 Surrey Rd DANDENONG NORTH 3175 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** House

**Land Size:** 650 sqm approx



**36 Outlook Dr DANDENONG NORTH 3175 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$955,000

**Method:** Sold Before Auction

**Date:** 10/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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