

## 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

26 FRANCESCO DRIVE DANDENONG NORTH 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

\$1,140,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Dandenong North

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

5 KNIGHT PLACE DANDENONG NORTH VIC 3175	\$1,290,500	11-Oct-25
18 ROYAL OAK COURT MULGRAVE VIC 3170	\$1,330,000	06-Sep-25
7 ROSLYN COURT DANDENONG NORTH VIC 3175	\$1,140,000	06-Nov-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: 17 February 2026


**5 KNIGHT PLACE DANDENONG  
NORTH VIC 3175**

4 2 2

 Sold Price **\$1,290,500** Sold Date **11-Oct-25**

 Distance **1.5km**

**18 ROYAL OAK COURT MULGRAVE  
VIC 3170**

4 3 2

 Sold Price **\$1,330,000** Sold Date **06-Sep-25**

 Distance **1.07km**

**7 ROSLYN COURT DANDENONG  
NORTH VIC 3175**

4 2 1

 Sold Price **\$1,140,000** Sold Date **06-Nov-25**

 Distance **0.29km**
**RS = Recent sale**
**UN = Undisclosed Sale**

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