

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

19 Fraser Street, Dandenong North Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$950,000

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	27 Oswald St DANDENONG 3175	\$900,000	13/02/2026
2	65 Hillside Av DANDENONG NORTH 3175	\$925,000	06/02/2026
3	4 Surrey Rd DANDENONG NORTH 3175	\$930,000	20/10/2025

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:

23/02/2026 15:29



5 3 4

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending December 2025: \$795,500

Comparable Properties



27 Oswald St DANDENONG 3175 (REI)

Agent Comments

5 3 2

Price: \$900,000
Method: Private Sale
Date: 13/02/2026
Property Type: House
Land Size: 578 sqm approx



65 Hillside Av DANDENONG NORTH 3175 (REI)

Agent Comments

4 2 6

Price: \$925,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 607 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

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



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