

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

2/160-162 MCFEES ROAD DANDENONG NORTH 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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

2/149 CARLTON ROAD DANDENONG NORTH VIC 3175	\$525,000	17-Oct-25
4/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$503,000	22-Sep-25
2/19 HOLLY AVENUE DANDENONG NORTH VIC 3175	\$520,000	11-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: 14 February 2026



**2/149 CARLTON ROAD
DANDENONG NORTH VIC 3175**

 2  1  2

Sold Price

^{RS}

\$525,000

Sold Date

17-Oct-25

Distance

0.47km



**4/159 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price

\$503,000

Sold Date

22-Sep-25

Distance

1.43km



**2/19 HOLLY AVENUE DANDENONG
NORTH VIC 3175**

 2  1  1

Sold Price

\$520,000

Sold Date

11-Nov-25

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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