

## 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

2/62 BOYD STREET 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

\$539,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Other

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

3/48 BOYD STREET DANDENONG NORTH VIC 3175	\$370,000	11-Sep-25
9 TOORONGA STREET DANDENONG NORTH VIC 3175	\$535,000	25-Sep-25
2/16 GLORIA AVENUE DANDENONG NORTH VIC 3175	\$545,000	21-Feb-26

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: 27 February 2026



**3/48 BOYD STREET DANDENONG  
NORTH VIC 3175**

 2  
  1  
  1

Sold Price

**\$370,000**

Sold Date

**11-Sep-25**

Distance

**0.14km**



**9 TOORONGA STREET  
DANDENONG NORTH VIC 3175**

 2  
  1  
  1

Sold Price

<sup>RS</sup>**\$535,000**

Sold Date

**25-Sep-25**

Distance

**0.17km**



**2/16 GLORIA AVENUE  
DANDENONG NORTH VIC 3175**

 2  
  1  
  1

Sold Price

<sup>RS</sup>**\$545,000**

Sold Date

**21-Feb-26**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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