

## 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

42 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2024

to

31 Oct 2025

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

53 SYLVIA STREET DANDENONG NORTH VIC 3175	\$840,000	15-Oct-25
25 LATHAM CRESCENT DANDENONG NORTH VIC 3175	\$792,000	04-Oct-25
9 MCFEES ROAD DANDENONG NORTH VIC 3175	\$885,000	23-Jul-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: 20 November 2025

Jarryd Bow

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**53 SYLVIA STREET DANDENONG  
NORTH VIC 3175**

3 1 1

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**15-Oct-25**

Distance

**0.71km**



**25 LATHAM CRESCENT  
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price

**\$792,000**

Sold Date

**04-Oct-25**

Distance

**0.73km**



**9 MCFEES ROAD DANDENONG  
NORTH VIC 3175**

3 1 2

Sold Price

**\$885,000**

Sold Date

**23-Jul-25**

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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