

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

2/1 BELMONT AVENUE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2025

to

31 Aug 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

1/17 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$600,000	09-Jul-26
2/105 BOYD STREET DANDENONG NORTH VIC 3175	\$650,000	31-Mar-26
5/17 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$600,000	09-Jul-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: 12 September 2026


**1/17 MENZIES AVENUE
DANDENONG NORTH VIC 3175**

 2
  2
  1

Sold Price **\$600,000** Sold Date **09-Jul-26**

Distance **0.8km**


**2/105 BOYD STREET DANDENONG
NORTH VIC 3175**

 2
  2
  1

Sold Price **\$650,000** Sold Date **31-Mar-26**

Distance **0.78km**


**5/17 MENZIES AVENUE
DANDENONG NORTH VIC 3175**

 2
  1
  1

Sold Price **\$600,000** Sold Date **09-Jul-26**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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