

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

1/12 Prospect Hill Crescent, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$687,500

Property Type

Unit

Suburb

Dandenong North

Period - From

01/10/2025

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	2/53 Boyd St DANDENONG NORTH 3175	\$720,000	31/01/2026
2	1/28 Brady Rd DANDENONG NORTH 3175	\$665,000	16/01/2026
3	1/6 Boyd Ct DANDENONG NORTH 3175	\$710,000	24/10/2025

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:

11/03/2026 17:51



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Property Type: Unit
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median Unit Price
December quarter 2025: \$687,500

Comparable Properties



2/53 Boyd St DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 31/01/2026
Property Type: Unit
Land Size: 279 sqm approx

1/28 Brady Rd DANDENONG NORTH 3175 (VG)

Agent Comments

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Price: \$665,000
Method: Sale
Date: 16/01/2026
Property Type: Flat/Unit/Apartment (Res)



1/6 Boyd Ct DANDENONG NORTH 3175 (VG)

Agent Comments

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Price: \$710,000
Method: Sale
Date: 24/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869