

## 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

45 RIDGE ROAD MOUNT DANDENONG VIC 3767

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Mount Dandenong

Period-from

01 Mar 2025

to

28 Feb 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

79-81 FALLS ROAD KALORAMA VIC 3766	\$1,150,000	06-May-25
31 YARRABEE ROAD MOUNT DANDENONG VIC 3767	\$1,200,000	16-Jul-25
10 ERITH LANE KALORAMA VIC 3766	\$1,220,000	15-Dec-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: 18 March 2026



**79-81 FALLS ROAD KALORAMA  
VIC 3766**

 4  4  3

Sold Price **\$1,150,000** Sold Date **06-May-25**

Distance **1.27km**



**31 YARRABEE ROAD MOUNT  
DANDENONG VIC 3767**

 5  3  2

Sold Price **\$1,200,000** Sold Date **16-Jul-25**

Distance **1.36km**



**10 ERITH LANE KALORAMA VIC  
3766**

 4  2  2

Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **15-Dec-25**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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