

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

8 YVONNE ROAD MOUNT DANDENONG VIC 3767

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

\$1,400,000

&

\$1,500,000

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

Address of comparable property	Price	Date of sale
216 BASIN-OLINDA ROAD SASSAFRAS VIC 3787	\$1,500,000	24-Oct-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: 23 March 2026



216 BASIN-OLINDA ROAD
SASSAFRAS VIC 3787

 4  3  3

Sold Price ^{RS} \$1,500,000 Sold Date 24-Oct-25

Distance 2.08km

RS = Recent sale

UN = Undisclosed Sale

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