

# 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

24 Exell Drive, 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)

Range between

\$830,000

&

\$890,000

### Median sale price

Median price

\$822,500

Property Type

House

Suburb

Dandenong North

Period - From

01/01/2026

to

31/03/2026

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	54 Mckeon Cirt DANDENONG NORTH 3175	\$850,000	17/06/2026
2	5 Briar Hurst Av DANDENONG NORTH 3175	\$880,000	28/05/2026
3	19 Sherwood Cr DANDENONG NORTH 3175	\$871,000	23/05/2026

**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:

18/06/2026 15:23



 3    2    4

**Property Type:** House  
**Land Size:** 775 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$890,000  
**Median House Price**  
March quarter 2026: \$822,500

## Comparable Properties



**54 Mckeon Cirt DANDENONG NORTH 3175 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 17/06/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx

**5 Briar Hurst Av DANDENONG NORTH 3175 (REI)**

**Agent Comments**

 3    2    4

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 28/05/2026  
**Property Type:** House (Res)



**19 Sherwood Cr DANDENONG NORTH 3175 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$871,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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