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	3 TARA PLACE 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	$871,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	House	Suburb	Dandenong North
Period-from	01 Aug 2025	to	31 Jul 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
4 ADAMS COURT DANDENONG NORTH VIC 3175	$900,000	18-May-26
21 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	$935,000	03-Jun-26
19 SHERWOOD CRESCENT DANDENONG NORTH VIC 3175	$871,000	23-May-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: 03 August 2026

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4 ADAMS COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price **$900,000** Sold Date **18-May-26**

Distance **0.84km**



21 MCKEON CIRCUIT DANDENONG NORTH VIC 3175

4 2 4

Sold Price RS **$935,000** Sold Date **03-Jun-26**

Distance **2.17km**



19 SHERWOOD CRESCENT DANDENONG NORTH VIC 3175

3 2 2

Sold Price **$871,000** Sold Date **23-May-26**

Distance **2.29km**

RS = Recent sale **UN** = Undisclosed Sale

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