

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

4 GLENYS COURT DANDENONG 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 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

1 FOX COURT DANDENONG VIC 3175	\$726,000	08-Mar-25
39 RODINA TERRACE DANDENONG VIC 3175	\$845,000	28-Mar-26
8 DEDINA WALK DANDENONG VIC 3175	\$770,000	23-Jun-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: 21 May 2026


1 FOX COURT DANDENONG VIC 3175
 3  2  2

Sold Price

\$726,000

 Sold Date **08-Mar-25**

 Distance **0.4km**

39 RODINA TERRACE DANDENONG VIC 3175
 3  2  2

Sold Price

^{RS} **\$845,000**

 Sold Date **28-Mar-26**

 Distance **0.96km**

8 DEDINA WALK DANDENONG VIC 3175
 3  2  1

Sold Price

\$770,000

 Sold Date **23-Jun-25**

 Distance **1.05km**
RS = Recent sale

UN = Undisclosed Sale

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