

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

2 BRAHMAN COURT 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

\$855,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,225

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

8 BRAHMAN COURT DANDENONG NORTH VIC 3175	\$1,100,000	05-Dec-25
4 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174	\$925,000	02-Jun-25
17 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	\$1,100,000	29-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: 20 August 2026


**8 BRAHMAN COURT DANDENONG
NORTH VIC 3175**
 4  3  2

Sold Price

\$1,100,000

Sold Date

05-Dec-25

Distance

0.05km

**4 FROGMAL DRIVE NOBLE PARK
NORTH VIC 3174**
 4  2  2

Sold Price

\$925,000

Sold Date

02-Jun-25

Distance

0.18km

**17 ABERDEEN DRIVE DANDENONG
NORTH VIC 3175**
 3  2  2

Sold Price

\$1,100,000

Sold Date

29-Oct-25

Distance

0.19km

**18 ABERDEEN DRIVE DANDENONG
NORTH VIC 3175**
 4  3  1

Sold Price

\$1,000,000

Sold Date

06-May-25

Distance

0.23km

**30 HENNESSY WAY DANDENONG
NORTH VIC 3175**
 3  2  2

Sold Price

\$1,050,000

Sold Date

05-Apr-25

Distance

0.28km

**24 ABERDEEN DRIVE
DANDENONG NORTH VIC 3175**
 5  2  2

Sold Price

\$992,000

Sold Date

11-Dec-25

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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31 ABERDEEN DRIVE DANDENONG Sold Price
NORTH VIC 3175

\$951,000 Sold Date **15-Dec-25**

 6  2  2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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