

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

12 Godfrey Crescent, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$808,000

Property Type

House

Suburb

Dandenong

Period - From

01/07/2025

to

30/09/2025

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.

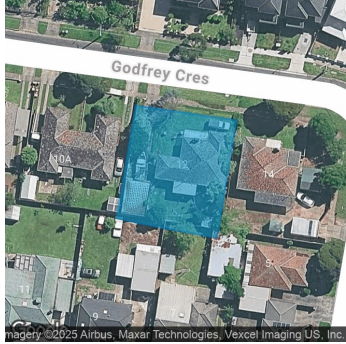
	Address of comparable property	Price	Date of sale
1	84 Jones Rd DANDENONG 3175	\$780,000	14/10/2025
2	22 Hutton St DANDENONG 3175	\$765,000	17/09/2025
3	27 Cornelius St DANDENONG 3175	\$740,000	08/09/2025

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:

12/12/2025 12:26



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
September quarter 2025: \$808,000

Comparable Properties



84 Jones Rd DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 675 sqm approx



22 Hutton St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 632 sqm approx



27 Cornelius St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 607 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222