

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 61 Bakers Road, Dandenong North Vic 3175

Indicative selling price

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

Range between \$780,000 & \$850,000

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	5 Timberglade Dr NOBLE PARK NORTH 3174	\$775,000	06/05/2026
2	1 Facey Ct NOBLE PARK NORTH 3174	\$838,500	10/04/2026
3	3 First Av DANDENONG NORTH 3175	\$840,000	21/03/2026

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: 11/06/2026 16:24



 3
  1
  2

Property Type: House
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 March quarter 2026: \$822,500

Comparable Properties



5 Timberglade Dr NOBLE PARK NORTH 3174 (REI)

Agent Comments

 3
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  3

Price: \$775,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 550 sqm approx



1 Facey Ct NOBLE PARK NORTH 3174 (REI/VG)

Agent Comments

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  1
  3

Price: \$838,500
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 534 sqm approx



3 First Av DANDENONG NORTH 3175 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$840,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 725 sqm approx

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