

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

3/8 Birdwood Avenue, 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

\$620,000

Property Type

Townhouse

Suburb

Dandenong

Period - From

13/07/2025

to

12/07/2026

Source

Property Data

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	1/18 Ray St DANDENONG 3175	\$880,000	30/04/2026
2	2/9 Rylands Rd DANDENONG 3175	\$888,888	15/04/2026
3	1/1 Olive St DANDENONG 3175	\$860,000	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:

13/07/2026 13:43



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
13/07/2025 - 12/07/2026: \$620,000

Comparable Properties



1/18 Ray St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 30/04/2026
Property Type: Townhouse (Res)
Land Size: 246 sqm approx

2/9 Rylands Rd DANDENONG 3175 (VG)

Agent Comments



Price: \$888,888
Method: Sale
Date: 15/04/2026
Property Type: Flat/Unit/Apartment (Res)



1/1 Olive St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$860,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 267 sqm approx

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