

## 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

6 OXFORD COURT DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$899,000

&

\$985,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2025

to

28 Feb 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

4 DOWELL COURT DANDENONG NORTH VIC 3175	\$890,000	14-Jan-26
1 DURHAM COURT DANDENONG NORTH VIC 3175	\$980,000	15-Nov-25
98 SOMERSET DRIVE DANDENONG NORTH VIC 3175	\$990,000	14-Nov-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: 24 March 2026


**4 DOWELL COURT DANDENONG  
NORTH VIC 3175**
 4   
  2   
  2

Sold Price

**\$890,000**

Sold Date

**14-Jan-26**

Distance

**0.37km**

**1 DURHAM COURT DANDENONG  
NORTH VIC 3175**
 4   
  2   
  2

Sold Price

<sup>RS</sup> **\$980,000** <sup>UN</sup>

Sold Date

**15-Nov-25**

Distance

**0.21km**

**98 SOMERSET DRIVE DANDENONG  
NORTH VIC 3175**
 4   
  2   
  2

Sold Price

**\$990,000**

Sold Date

**14-Nov-25**

Distance

**0.63km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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