

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

5/60-62 CLEELAND STREET DANDENONG 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

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/23 EDITH STREET DANDENONG VIC 3175	\$365,000	27-May-25
33/12 CLOSE AVENUE DANDENONG VIC 3175	\$350,000	20-May-25
12 STUD ROAD DANDENONG VIC 3175	\$326,000	08-Apr-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: 03 July 2025



3/23 EDITH STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$365,000**

Sold Date

27-May-25

2

1

1

Distance

0.29km



33/12 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$350,000

Sold Date

20-May-25

2

1

1

Distance

0.54km



12 STUD ROAD DANDENONG VIC 3175

Sold Price

^{RS} **\$326,000** ^{UN}

Sold Date

08-Apr-25

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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