

## 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

3/37 KING STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/47 STUD ROAD DANDENONG VIC 3175          | \$420,000 | 27-Mar-25 |
| 4/57-59 CLEELAND STREET DANDENONG VIC 3175 | \$410,000 | 15-Mar-25 |
| 10/47 STUD ROAD DANDENONG VIC 3175         | \$468,000 | 13-Jun-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: 30 July 2025



**1/47 STUD ROAD DANDENONG VIC 3175**

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**27-Mar-25**

2

1

1

Distance

**0.29km**



**4/57-59 CLEELAND STREET DANDENONG VIC 3175**

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**15-Mar-25**

2

1

1

Distance

**0.47km**



**10/47 STUD ROAD DANDENONG VIC 3175**

Sold Price

<sup>RS</sup> **\$468,000**

Sold Date

**13-Jun-25**

2

1

1

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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