

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

5/112 PRINCES HIGHWAY 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2024

to

31 Jul 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

12/44-46 POTTER STREET DANDENONG VIC 3175	\$330,000	26-Mar-25
8/21 POTTER STREET DANDENONG VIC 3175	\$295,500	10-Jul-25
13/46 PRINCES HIGHWAY DANDENONG VIC 3175	\$322,000	10-May-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: 13 August 2025



**12/44-46 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$330,000** Sold Date **26-Mar-25**

Distance **0.38km**

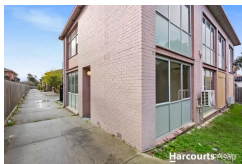


**8/21 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$295,500** ^{UN} Sold Date **10-Jul-25**

Distance **0.69km**



**13/46 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price **\$322,000** Sold Date **10-May-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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