

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

11/48 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

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 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

4/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$300,000	05-Sep-25
2/21 POTTER STREET DANDENONG VIC 3175	\$330,000	14-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: 08 September 2025



4/116 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$300,000

Sold Date

05-Sep-25

Distance

0.65km



2/21 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$330,000

Sold Date

14-Jul-25

Distance

0.66km



13/46 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price

\$322,000

Sold Date

10-May-25

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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