

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

6/35 ANN 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

4/35 ANN STREET DANDENONG VIC 3175	\$367,500	04-May-25
3/31 BRYANTS ROAD DANDENONG VIC 3175	\$420,000	06-Jun-25
5/6 ARATULA STREET DANDENONG VIC 3175	\$355,000	03-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 October 2025



**4/35 ANN STREET DANDENONG
VIC 3175**

2 1 2

Sold Price

\$367,500

Sold Date **04-May-25**

Distance

0km



**3/31 BRYANTS ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

\$420,000

Sold Date **06-Jun-25**

Distance

2.15km



**5/6 ARATULA STREET
DANDENONG VIC 3175**

2 1 2

Sold Price

\$355,000

Sold Date **03-May-25**

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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