

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

3/22 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

\$570,000

&

\$610,000

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

77/35 DAVID STREET DANDENONG VIC 3175	\$657,000	30-Sep-25
1/89 GLADSTONE ROAD DANDENONG VIC 3175	\$590,000	27-Aug-25
2/29 PICKETT STREET DANDENONG VIC 3175	\$580,000	08-Aug-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



**77/35 DAVID STREET
DANDENONG VIC 3175**

3 2 1

Sold Price

^{RS}

\$657,000

Sold Date

30-Sep-25

Distance

0.62km



**1/89 GLADSTONE ROAD
DANDENONG VIC 3175**

3 2 1

Sold Price

^{RS}

\$590,000

Sold Date

27-Aug-25

Distance

1.25km



**2/29 PICKETT STREET
DANDENONG VIC 3175**

3 2 1

Sold Price

\$580,000

Sold Date

08-Aug-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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