

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

4/49 POTTER 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

\$330,000

&

\$350,000

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

204/8 PODMORE STREET DANDENONG VIC 3175	\$347,500	13-Oct-25
5/57 CLOW STREET DANDENONG VIC 3175	\$364,000	05-Sep-25
14/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$350,000	04-Sep-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: 16 October 2025



204/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$347,500

Sold Date

13-Oct-25

Distance

1.98km



5/57 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$364,000

Sold Date

05-Sep-25

Distance

1.27km



14/44 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$350,000

Sold Date

04-Sep-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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