

## 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

19 DERBYSHIRE LANE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$425,000

&

\$467,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,500

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 14 GRETANA STREET DANDENONG VIC 3175  | \$467,000 | 17-Jul-25 |
| 3/31 BRYANTS ROAD DANDENONG VIC 3175  | \$420,000 | 06-Jun-25 |
| 3/22 CONWAY STREET DANDENONG VIC 3175 | \$445,000 | 01-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: 05 August 2025



**14 GRETANA STREET DANDENONG VIC 3175**

<sup>RS</sup> **\$467,000** Sold Date **17-Jul-25**

2 1 1

Distance **1.29km**



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

Sold Price **\$420,000** Sold Date **06-Jun-25**

2 1 1

Distance **1.34km**



**3/22 CONWAY STREET DANDENONG VIC 3175**

Sold Price **\$445,000** Sold Date **01-May-25**

2 1 1

Distance **0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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