

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

1/13 HEMMINGS 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

\$490,000

&

\$539,000

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

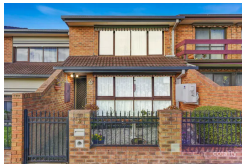
Date of sale

3/52 PRINCES HIGHWAY DANDENONG VIC 3175	\$475,000	11-Aug-25
2/21 PARKVIEW CLOSE DANDENONG VIC 3175	\$560,000	19-Aug-25
2/9 POTTER STREET DANDENONG VIC 3175	\$512,000	16-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



3/52 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$475,000

Sold Date

11-Aug-25

Distance

0.31km



2/21 PARKVIEW CLOSE DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$560,000

Sold Date

19-Aug-25

Distance

1.86km



2/9 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$512,000

Sold Date

16-May-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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