

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$515,900

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8/6 HUCKSON STREET DANDENONG VIC 3175   | \$467,300 | 13-Oct-25 |
| 3/52 PRINCES HIGHWAY DANDENONG VIC 3175 | \$475,000 | 11-Aug-25 |
| 8/36 PICKETT STREET DANDENONG VIC 3175  | \$430,000 | 15-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: 29 October 2025



**8/6 HUCKSON STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

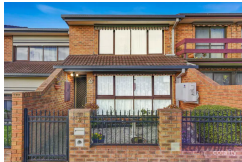
<sup>RS</sup> **\$467,300**

Sold Date

**13-Oct-25**

Distance

**0.94km**



**3/52 PRINCES HIGHWAY  
DANDENONG VIC 3175**

2 1 1

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date

**11-Aug-25**

Distance

**0.31km**



**8/36 PICKETT STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

**\$430,000**

Sold Date

**15-Sep-25**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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