

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

4/30 JONES ROAD 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

\$639,000

&

\$699,000

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

2/11 MOOMBA PARADE DANDENONG VIC 3175	\$710,099	09-Aug-25
6/17-19 EDITH STREET DANDENONG VIC 3175	\$690,000	26-Jul-25
8/60 CHELTENHAM ROAD DANDENONG VIC 3175	\$630,000	30-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: 29 September 2025



**2/11 MOOMBA PARADE
DANDENONG VIC 3175**

3 3 1

Sold Price

^{RS} **\$710,099** Sold Date **09-Aug-25**

Distance **1.4km**



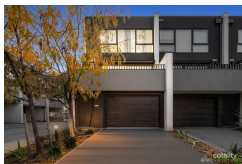
**6/17-19 EDITH STREET
DANDENONG VIC 3175**

3 3 1

Sold Price

\$690,000 Sold Date **26-Jul-25**

Distance **1.48km**



**8/60 CHELTENHAM ROAD
DANDENONG VIC 3175**

3 3 1

Sold Price

\$630,000 Sold Date **30-May-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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