

## 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

710/157 LONSDALE 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

\$315,000

&

\$346,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,000

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7/8 PODMORE STREET DANDENONG VIC 3175   | \$315,000 | 03-Jun-25 |
| 108/8 PODMORE STREET DANDENONG VIC 3175 | \$330,000 | 19-Aug-25 |
| 4/3 CLOSE AVENUE DANDENONG VIC 3175     | \$340,000 | 20-Aug-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: 06 October 2025



## 7/8 PODMORE STREET DANDENONG VIC 3175

 1  1  1

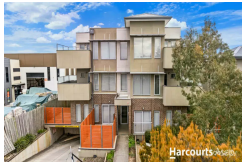
Sold Price

**\$315,000**

Sold Date **03-Jun-25**

Distance

**0.8km**



## 108/8 PODMORE STREET DANDENONG VIC 3175

 1  1  1

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date **19-Aug-25**

Distance

**0.8km**



## 4/3 CLOSE AVENUE DANDENONG VIC 3175

 1  1  1

Sold Price

**\$340,000**

Sold Date **20-Aug-25**

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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