

## 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2024

to

31 Oct 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4/2-4 HUTTON STREET DANDENONG VIC 3175  | \$310,000 | 12-Nov-25 |
| 6/67 MCCRAE STREET DANDENONG VIC 3175   | \$325,000 | 25-Sep-25 |
| 108/8 PODMORE STREET DANDENONG VIC 3175 | \$330,000 | 19-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: 21 November 2025



## 4/2-4 HUTTON STREET DANDENONG VIC 3175

1 1 1

Sold Price

<sup>RS</sup>

**\$310,000**

Sold Date

**12-Nov-25**

Distance

**0.53km**



## 6/67 MCCRAE STREET DANDENONG VIC 3175

1 1 1

Sold Price

<sup>RS</sup>

**\$325,000**

Sold Date

**25-Sep-25**

Distance

**0.5km**



## 108/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price

**\$330,000**

Sold Date

**19-Aug-25**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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