

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

91/112 STUD 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

\$430,000

&

\$470,000

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

29/63-83 JAMES STREET DANDENONG VIC 3175	\$485,000	26-Aug-25
3/74 JAMES STREET DANDENONG VIC 3175	\$505,000	26-Jul-25
3/53 JAMES STREET DANDENONG VIC 3175	\$430,000	01-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: 22 October 2025



29/63-83 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$485,000** Sold Date **26-Aug-25**

Distance **1.33km**



3/74 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$505,000** Sold Date **26-Jul-25**

Distance **1.39km**



3/53 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$430,000** Sold Date **01-May-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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