

# 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

26 Leonard 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)

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Dandenong

Period - From

20/08/2024

to

19/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2A Henty Street Dandenong VIC 3175	\$696,000	07/02/2025
22 Leonard Street Dandenong VIC 3175	\$682,000	19/11/2024
70 Ann Street Dandenong VIC 3175	\$695,000	13/10/2024

This Statement of Information was prepared on:

20/02/2025