

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

44/35 DAVID STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

4/3 JAMES STREET DANDENONG VIC 3175	\$415,000	27-Dec-24
1/28 JONES ROAD DANDENONG VIC 3175	\$430,000	30-Jan-25
4/37 SCOTT STREET DANDENONG VIC 3175	\$410,000	24-Jan-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: 10 February 2025



**4/3 JAMES STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

^{RS} **\$415,000** Sold Date **27-Dec-24**

Distance **0.33km**



**1/28 JONES ROAD DANDENONG
VIC 3175**

2 1 1

Sold Price

^{RS} **\$430,000** Sold Date **30-Jan-25**

Distance **0.96km**



**4/37 SCOTT STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

^{RS} **\$410,000** Sold Date **24-Jan-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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