

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

26/153 PRINCES HIGHWAY 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

\$279,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Apartment

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

6/46 KING STREET DANDENONG VIC 3175	\$280,000	07-Nov-24
1/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$290,000	11-Dec-24
6/16 RODD STREET DANDENONG VIC 3175	\$300,000	23-Oct-24

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: 13 February 2025



**6/46 KING STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$280,000

Sold Date **07-Nov-24**

Distance

1.7km



**1/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price

\$290,000

Sold Date **11-Dec-24**

Distance

0km



**6/16 RODD STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$300,000

Sold Date **23-Oct-24**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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