

## 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

3/35 HEMMINGS 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

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 2024

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

4/15 WILMA AVENUE DANDENONG VIC 3175	\$390,000	28-Nov-24
4/21 HERBERT STREET DANDENONG VIC 3175	\$380,000	30-Sep-24
4/26 HAMMOND ROAD DANDENONG VIC 3175	\$375,000	19-Jul-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: 14 January 2025



**4/15 WILMA AVENUE  
DANDENONG VIC 3175**

 2  1  -

Sold Price <sup>RS</sup> **\$390,000** Sold Date **28-Nov-24**

Distance **0.46km**



**4/21 HERBERT STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$380,000** Sold Date **30-Sep-24**

Distance **0.69km**



**4/26 HAMMOND ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$375,000** Sold Date **19-Jul-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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