

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
1/13 HEMMINGS STREET DANDELONG 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 \$425,000 & \$467,500

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from to Source

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
19 DERBYSHIRE LANE DANDELONG VIC 3175	\$475,000	12-Nov-25
8/6 HUCKSON STREET DANDELONG VIC 3175	\$467,300	13-Oct-25
8/36 PICKETT STREET DANDELONG VIC 3175	\$430,000	15-Sep-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: 18 November 2025



19 DERBYSHIRE LANE
DANDENONG VIC 3175

2 1 1

Sold Price **RS \$475,000** Sold Date **12-Nov-25**

Distance **0.98km**



8/6 HUCKSON STREET
DANDENONG VIC 3175

2 1 1

Sold Price **RS \$467,300** Sold Date **13-Oct-25**

Distance **0.94km**



8/36 PICKETT STREET
DANDENONG VIC 3175

2 1 1

Sold Price **\$430,000** Sold Date **15-Sep-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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