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 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	\$469,000	&	\$515,900
3	between	,,		*,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$467,000	Prope	erty type		Unit	Suburb	Dandenong
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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
8/6 HUCKSON STREET DANDENONG VIC 3175	\$467,300	13-Oct-25
3/52 PRINCES HIGHWAY DANDENONG VIC 3175	\$475,000	11-Aug-25
8/36 PICKETT STREET DANDENONG 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: 29 October 2025





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8/6 HUCKSON STREET DANDENONG VIC 3175

₾ 1 ⇔1 Sold Price

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

Distance

0.94km



3/52 PRINCES HIGHWAY **DANDENONG VIC 3175**

₽ 1

Sold Price

^{RS} **\$475,000** Sold Date **11-Aug-25**

Distance

0.31km



8/36 PICKETT STREET **DANDENONG VIC 3175**

= 2

Sold Price

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

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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