

## 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

1/29 PICKETT STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2024

to

31 Jul 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

3/88 PRINCES HIGHWAY DANDENONG VIC 3175	\$570,000	07-Apr-25
4/88 PRINCES HIGHWAY DANDENONG VIC 3175	\$570,000	07-Apr-25
2/67 JONES ROAD DANDENONG VIC 3175	\$585,000	10-Jun-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: 03 August 2025



3/88 PRINCES HIGHWAY  
DANDENONG VIC 3175

 3  2  2

Sold Price **\$570,000** Sold Date **07-Apr-25**

Distance **0.7km**



4/88 PRINCES HIGHWAY  
DANDENONG VIC 3175

 3  2  1

Sold Price Sold Date **07-Apr-25**

Distance **0.7km**



2/67 JONES ROAD DANDENONG  
VIC 3175

 3  1  2

Sold Price <sup>RS</sup> **\$585,000** Sold Date **10-Jun-25**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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