

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

1/3 JOLLY 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 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

7/60 KING GEORGE PARADE DANDENONG VIC 3175	\$415,000	20-Jan-25
3/10 GOLDLANG STREET DANDENONG VIC 3175	\$535,000	24-Feb-25
21/35 DAVID STREET DANDENONG VIC 3175	\$550,000	01-Mar-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: 11 June 2025



7/60 KING GEORGE PARADE DANDENONG VIC 3175

2 1 1

Sold Price **\$415,000** Sold Date **20-Jan-25**

Distance **0.08km**



3/10 GOLDLANG STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **24-Feb-25**

Distance **0.21km**



21/35 DAVID STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$550,000** Sold Date **01-Mar-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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