

## 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

1/44 HEMMINGS 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

\$280,000

&

\$300,000

### 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

|   |           |           |
|---|-----------|-----------|
| 3/41 POTTER STREET DANDENONG VIC 3175   | \$295,000 | 19-May-25 |
| 5/9-11 WELLER STREET DANDENONG VIC 3175 | \$290,000 | 07-Apr-25 |
| 4/20 CLOSE AVENUE DANDENONG VIC 3175    | \$300,000 | 12-Dec-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: 12 June 2025



### 3/41 POTTER STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

<sup>RS</sup>
**\$295,000**

Sold Date

**19-May-25**

Distance

**0.1km**


### 5/9-11 WELLER STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

<sup>RS</sup>
**\$290,000**

Sold Date

**07-Apr-25**

Distance

**0.11km**


### 4/20 CLOSE AVENUE DANDENONG VIC 3175

 2
  1
  -

Sold Price

**\$300,000**

Sold Date

**12-Dec-24**

Distance

**0.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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