

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

1/7 ORGILL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 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

1/15 ECKFORD STREET DANDENONG VIC 3175	\$595,000	18-Nov-24
41 NEW STREET DANDENONG VIC 3175	\$530,000	08-Jun-24
1/24 MACPHERSON STREET DANDENONG VIC 3175	\$565,000	06-Jul-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: 04 March 2025



1/15 ECKFORD STREET DANDENONG VIC 3175

 3
  1
  1

Sold Price **\$595,000** Sold Date **18-Nov-24**

Distance **0.14km**



41 NEW STREET DANDENONG VIC 3175

 3
  1
  -

Sold Price **\$530,000** Sold Date **08-Jun-24**

Distance **0.15km**



1/24 MACPHERSON STREET DANDENONG VIC 3175

 3
  2
  2

Sold Price **\$565,000** Sold Date **06-Jul-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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