

## 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

1/85 CLEELAND 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

3/85 CLEELAND STREET DANDENONG VIC 3175	\$400,000	12-Jan-25
5/35 HERBERT STREET DANDENONG VIC 3175	\$420,000	11-Jan-25
4/3 JAMES STREET DANDENONG VIC 3175	\$415,000	27-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: 21 May 2025



## 3/85 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$400,000** Sold Date **12-Jan-25**

Distance **0km**



## 5/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$420,000** Sold Date **11-Jan-25**

Distance **0.1km**



## 4/3 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price <sup>RS</sup> **\$415,000** Sold Date **27-Dec-24**

Distance **0.46km**



## 2/5 CARROLL AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$420,000** Sold Date **20-Jan-25**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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