

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

1/88 HERBERT 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

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

1/6 CONFERTA CRESCENT DOVETON VIC 3177	\$580,000	25-Mar-25
1/3 JOLLY STREET DANDENONG VIC 3175	\$575,000	22-Jul-25
1/1 HILLSIDE AVENUE DANDENONG NORTH VIC 3175	\$600,000	27-Apr-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: 23 August 2025

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1/6 CONFERTA CRESCENT DOVETON VIC 3177

 3  1  1

Sold Price

\$580,000

Sold Date

25-Mar-25

Distance

1.66km



1/3 JOLLY STREET DANDENONG VIC 3175

 3  1  1

Sold Price

^{RS} **\$575,000**

Sold Date

22-Jul-25

Distance

1.93km



1/1 HILLSIDE AVENUE DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

\$600,000

Sold Date

27-Apr-25

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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