

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

13/9-11 WELLER 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

5/15 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	11-Sep-25
2/21 POTTER STREET DANDENONG VIC 3175	\$330,000	14-Jul-25
3/20 CLOSE AVENUE DANDENONG VIC 3175	\$340,000	30-Sep-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: 02 October 2025



5/15 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

^{RS}

\$320,000

Sold Date

11-Sep-25

2

1

1

Distance

0.18km



2/21 POTTER STREET DANDENONG VIC 3175

Sold Price

\$330,000

Sold Date

14-Jul-25

2

1

1

Distance

0.24km



3/20 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

^{RS}

\$340,000

Sold Date

30-Sep-25

2

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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