

## 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

14/44 PRINCES HIGHWAY 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

\$320,000

&

\$350,000

### 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

17/57-59 CLEELAND STREET DANDENONG VIC 3175	331000	03-Jun-25
33/12 CLOSE AVENUE DANDENONG VIC 3175	350000	20-May-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: 26 August 2025



**17/57-59 CLEELAND STREET  
 DANDENONG VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **331000** Sold Date **03-Jun-25**

Distance **0.17km**



**33/12 CLOSE AVENUE  
 DANDENONG VIC 3175**

 2  1  1

Sold Price

**350000** Sold Date **20-May-25**

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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