

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

14/51-53 JAMES 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 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

4/35 ANN STREET DANDENONG VIC 3175	\$367,500	04-May-25
1/15 WILMA AVENUE DANDENONG VIC 3175	\$385,000	25-Feb-25
3/35 HEMMINGS STREET DANDENONG VIC 3175	\$370,000	22-Jan-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: 25 June 2025



4/35 ANN STREET DANDENONG VIC 3175

 2  1  -

Sold Price

\$367,500

Sold Date **04-May-25**

Distance

0.71km



1/15 WILMA AVENUE DANDENONG VIC 3175

 2  1  1

Sold Price

\$385,000

Sold Date **25-Feb-25**

Distance

1.44km



3/35 HEMMINGS STREET DANDENONG VIC 3175

 2  1  1

Sold Price

\$370,000

Sold Date **22-Jan-25**

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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