

## 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

15/40 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

\$280,000

&

\$308,000

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 6/46 PRINCES HIGHWAY DANDENONG VIC 3175  | \$315,000 | 01-Jul-25 |
| 12/48 PRINCES HIGHWAY DANDENONG VIC 3175 | \$280,750 | 23-May-25 |
| 12/44 PRINCES HIGHWAY DANDENONG VIC 3175 | \$307,000 | 16-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: 19 August 2025



### 6/46 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  -

Sold Price

**\$315,000**

Sold Date

**01-Jul-25**

Distance

**0.06km**


### 12/48 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

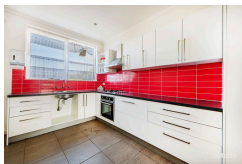
Sold Price

**\$280,750**

Sold Date

**23-May-25**

Distance

**0.08km**


### 12/44 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

Sold Price

**\$307,000**

Sold Date

**16-Apr-25**

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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