

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

17/3 CLOSE AVENUE 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2024

to

31 Oct 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

6/3 CLOSE AVENUE DANDENONG VIC 3175	\$350,000	09-Jul-25
11/3 CLOSE AVENUE DANDENONG VIC 3175	\$360,000	16-Aug-25
7/19 CLOSE AVENUE DANDENONG VIC 3175	\$390,000	11-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: 12 November 2025



6/3 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$350,000

Sold Date

09-Jul-25
 2  2  1

Distance

0km


11/3 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$360,000

Sold Date

16-Aug-25
 2  2  1

Distance

0km


7/19 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$390,000

Sold Date

11-May-25
 2  2  1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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