

## 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

17/57-59 CLEELAND STREET 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

12/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$307,000	16-Apr-25
17/23 EDITH STREET DANDENONG VIC 3175	\$320,000	15-Mar-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 May 2025



**12/44 PRINCES HIGHWAY  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$307,000** Sold Date **16-Apr-25**

Distance **0.17km**



**17/23 EDITH STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price **\$320,000** Sold Date **15-Mar-25**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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