

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

2/1 JOHN 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

\$350,000

&

\$385,000

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

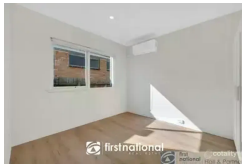
Date of sale

6/57 CLOW STREET DANDENONG VIC 3175	\$365,000	21-May-25
9/99 KIRKHAM ROAD DANDENONG VIC 3175	\$397,000	21-Jul-25
15/57 CLOW STREET DANDENONG VIC 3175	\$315,000	23-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: 22 August 2025



6/57 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$365,000

Sold Date

21-May-25

Distance

1.66km



9/99 KIRKHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} **\$397,000**

Sold Date

21-Jul-25

Distance

0.88km



15/57 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$315,000

Sold Date

23-Apr-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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