

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 STUD ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2025

to

31 Dec 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

3/37 KING STREET DANDENONG VIC 3175	\$440,000	27-Jul-25
8/27 STUD ROAD DANDENONG VIC 3175	\$410,000	24-Dec-25
1/8 MARKET STREET DANDENONG VIC 3175	\$451,000	12-Jan-26

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: 15 January 2026



3/37 KING STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$440,000

Sold Date

27-Jul-25

Distance

0.2km


8/27 STUD ROAD DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$410,000**

Sold Date

24-Dec-25

Distance

0.26km


1/8 MARKET STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$451,000**

Sold Date

12-Jan-26

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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