

## 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

2/11 ADELAIDE 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

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4/4-6 LOUIS AVENUE DANDENONG VIC 3175 | \$470,000 | 06-Feb-25 |
| 1/28 JONES ROAD DANDENONG VIC 3175    | \$430,000 | 24-Jan-25 |
| 2/20 GOODING COURT DANDENONG VIC 3175 | \$505,000 | 01-Feb-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: 14 April 2025



**4/4-6 LOUIS AVENUE  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$470,000** Sold Date **06-Feb-25**

Distance **1.94km**



**1/28 JONES ROAD DANDENONG  
VIC 3175**

2 1 1

Sold Price **\$430,000** Sold Date **24-Jan-25**

Distance **1.29km**



**2/20 GOODING COURT  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$505,000** Sold Date **01-Feb-25**

Distance **1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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