

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

2/127 MCCRAE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2024

to

30 Nov 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

1/17 BURROWS AVENUE DANDENONG VIC 3175	\$640,000	01-Nov-25
2/78 ROSS STREET DANDENONG VIC 3175	\$640,000	04-Jun-25
4/17-19 EDITH STREET DANDENONG VIC 3175	\$600,000	08-Jun-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: 02 December 2025



**1/17 BURROWS AVENUE
DANDENONG VIC 3175**

 3  2  1

Sold Price

^{RS}

\$640,000

Sold Date

01-Nov-25

Distance

1.74km



**2/78 ROSS STREET DANDENONG
VIC 3175**

 3  2  1

Sold Price

\$640,000

Sold Date

04-Jun-25

Distance

1.71km



**4/17-19 EDITH STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price

\$600,000

Sold Date

08-Jun-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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