

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

2/24 WILMA AVENUE 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

\$490,000

&

\$535,000

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

11/69-71 POTTER STREET DANDENONG VIC 3175	\$490,000	11-Oct-24
1/22 CLOSE AVENUE DANDENONG VIC 3175	\$540,000	10-Feb-25
1/29 WILMA AVENUE DANDENONG VIC 3175	\$470,000	11-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: 19 August 2025



11/69-71 POTTER STREET DANDENONG VIC 3175

 2
  2
  1

Sold Price **\$490,000** Sold Date **11-Oct-24**

Distance **0.36km**



1/22 CLOSE AVENUE DANDENONG VIC 3175

 2
  2
  1

Sold Price **\$540,000** Sold Date **10-Feb-25**

Distance **0.49km**



1/29 WILMA AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$470,000** Sold Date **11-Mar-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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