

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

2/28 CANBERRA 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 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

43A KENEALLY STREET DANDENONG VIC 3175	\$490,000	26-Jan-25
2/9 POTTER STREET DANDENONG VIC 3175	\$512,000	16-May-25
1/12 BENGAL AVENUE DANDENONG VIC 3175	\$510,000	12-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: 01 July 2025



43A KENEALLY STREET DANDENONG VIC 3175

 2  1  1

Sold Price

\$490,000

Sold Date

26-Jan-25

Distance

0.6km



2/9 POTTER STREET DANDENONG VIC 3175

 2  1  1

Sold Price

^{RS} **\$512,000**

Sold Date

16-May-25

Distance

1.36km



1/12 BENG AVENUE DANDENONG VIC 3175

 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

12-Jun-25

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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