

## 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

2/44 STUD ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 2026

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8/27 STUD ROAD DANDENONG VIC 3175       | \$410,000 | 10-Dec-25 |
| 2/89 ANN STREET DANDENONG VIC 3175      | \$480,000 | 27-Nov-25 |
| 11/35 HERBERT STREET DANDENONG VIC 3175 | \$473,000 | 11-Apr-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: 18 May 2026



## 8/27 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price **\$410,000** Sold Date **10-Dec-25**

Distance **0.18km**



## 2/89 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$480,000** Sold Date **27-Nov-25**

Distance **0.23km**



## 11/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price <sup>RS</sup> **\$473,000** Sold Date **11-Apr-26**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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