

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

2/52 ANN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 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

1/52 ANN STREET DANDENONG VIC 3175	\$530,000	07-Apr-25
2/91 CLEELAND STREET DANDENONG VIC 3175	\$520,000	30-Apr-25
3/7 SHEALES STREET DANDENONG VIC 3175	\$525,000	24-Apr-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: 04 September 2025



1/52 ANN STREET DANDENONG VIC 3175

 2  1  -

Sold Price

\$530,000

Sold Date **07-Apr-25**

Distance

0km


2/91 CLEELAND STREET DANDENONG VIC 3175

 2  1  1

Sold Price

\$520,000

Sold Date **30-Apr-25**

Distance

0.21km


3/7 SHEALES STREET DANDENONG VIC 3175

 2  1  2

Sold Price

\$525,000

Sold Date **24-Apr-25**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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