

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

2/7 CARROLL 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

\$340,000

&

\$370,000

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

6/47 STUD ROAD DANDENONG VIC 3175	\$403,000	17-Jan-25
3/85 CLEELAND STREET DANDENONG VIC 3175	\$400,000	12-Jan-25
7/103 MCCRAE STREET DANDENONG VIC 3175	\$385,000	23-Jan-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: 03 July 2025



**6/47 STUD ROAD DANDENONG
 VIC 3175**

 2  1  1

Sold Price **\$403,000** Sold Date **17-Jan-25**

Distance **0.25km**



**3/85 CLEELAND STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$400,000** Sold Date **12-Jan-25**

Distance **0.7km**



**7/103 MCCRAE STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$385,000** Sold Date **23-Jan-25**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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