

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

2/8 Day Street, Dandenong, Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$530,000 & \$580,000

Median sale price

Median price \$415,000 Property type Unit Suburb Dandenong

Period - From 01/01/2025 to 31/03/2025 Source  PropTrack

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 six 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
21/56-58 James Street, Dandenong, VIC 3175	\$550,000	03/03/2025
3/1 Jeffrey Street, Dandenong North, VIC 3175	\$575,000	01/04/2025
1/25 Parkview, Dandenong, VIC 3175	\$551,500	29/10/2024

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 six months.~~

This Statement of Information was prepared on: 29/04/2025