

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

2/99 CLEELAND 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

3/37 KING STREET DANDENONG VIC 3175	\$440,000	27-Jul-25
3/53 JAMES STREET DANDENONG VIC 3175	\$430,000	01-May-25
2/34 NICOLE AVENUE DANDENONG NORTH VIC 3175	\$420,000	03-May-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: 02 October 2025



3/37 KING STREET DANDENONG VIC 3175

Sold Price

\$440,000

Sold Date

27-Jul-25


2



1



1

Distance

0.67km


3/53 JAMES STREET DANDENONG VIC 3175

Sold Price

\$430,000

Sold Date

01-May-25


2



1



1

Distance

0.7km


2/34 NICOLE AVENUE DANDENONG NORTH VIC 3175

Sold Price

\$420,000

Sold Date

03-May-25


2



1



1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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