

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

29/63-83 JAMES 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

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2024

to

31 Jul 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

56/20 ROBERTA STREET DANDENONG VIC 3175	\$475,000	13-Jun-25
2/23 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$488,000	14-Feb-25
3/74 JAMES STREET DANDENONG VIC 3175	\$505,000	26-Jul-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: 11 August 2025



56/20 ROBERTA STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$475,000** Sold Date **13-Jun-25**

Distance **0km**



2/23 HUGHES CRESCENT DANDENONG NORTH VIC 3175

 2
  1
  1

Sold Price **\$488,000** Sold Date **14-Feb-25**

Distance **0.48km**



3/74 JAMES STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price ^{RS} **\$505,000** Sold Date **26-Jul-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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