

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

3/133 PRINCES HIGHWAY 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

3/35 HEMMINGS STREET DANDENONG VIC 3175	\$370,000	22-Jan-25
4/35 ANN STREET DANDENONG VIC 3175	\$367,500	19-May-25
12/44-46 POTTER STREET DANDENONG VIC 3175	\$330,000	26-Mar-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: 30 May 2025



3/35 HEMMINGS STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$370,000** Sold Date **22-Jan-25**

Distance **0.6km**



4/35 ANN STREET DANDENONG VIC 3175

 2  1  -

Sold Price ^{RS} **\$367,500** Sold Date **19-May-25**

Distance **0.75km**



12/44-46 POTTER STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$330,000** Sold Date **26-Mar-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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