

## 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

3/1A KING GEORGE PARADE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 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

2/22 JAMES STREET DANDENONG VIC 3175

\$665,000

01-Dec-24

4/11 BRUCE STREET DANDENONG VIC 3175

\$604,000

29-Oct-24

3/13 PURDY AVENUE DANDENONG VIC 3175

\$668,000

06-Dec-24

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: 08 April 2025



**2/22 JAMES STREET DANDENONG  
VIC 3175**

Sold Price

**\$665,000**

Sold Date

**01-Dec-24**

 3  2  1

Distance

**1.12km**



**4/11 BRUCE STREET DANDENONG  
VIC 3175**

Sold Price

**\$604,000**

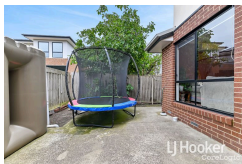
Sold Date

**29-Oct-24**

 3  2  1

Distance

**1.82km**



**3/13 PURDY AVENUE DANDENONG  
VIC 3175**

Sold Price

**\$668,000**

Sold Date

**06-Dec-24**

 3  2  1

Distance

**1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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