

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

3/22 ANN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2024

to

30 Nov 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

4/32 JONES ROAD DANDENONG VIC 3175	\$530,000	08-Dec-25
4/23 MACPHERSON STREET DANDENONG VIC 3175	\$551,000	15-Sep-25
3/13 BURROWS AVENUE DANDENONG VIC 3175	\$590,000	27-Sep-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: 16 December 2025



**4/32 JONES ROAD DANDENONG
VIC 3175**

Sold Price

^{RS} **\$530,000** Sold Date **08-Dec-25**

2 2 1

Distance **1.07km**



**4/23 MACPHERSON STREET
DANDENONG VIC 3175**

Sold Price

\$551,000 Sold Date **15-Sep-25**

2 2 1

Distance **1.38km**



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

Sold Price

\$590,000 Sold Date **27-Sep-25**

2 2 1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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