

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

3/23 EDITH 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

\$340,000

&

\$380,000

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

7/23 EDITH STREET DANDENONG VIC 3175	\$320,000	11-Nov-24
17/23 EDITH STREET DANDENONG VIC 3175	\$320,000	15-Mar-25
9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-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: 21 May 2025



7/23 EDITH STREET DANDENONG VIC 3175

Sold Price

\$320,000

Sold Date

11-Nov-24

2

1

1

Distance

0km



17/23 EDITH STREET DANDENONG VIC 3175

Sold Price

Sold Date

15-Mar-25

2

1

1

Distance

0km



9/27 STUD ROAD DANDENONG VIC 3175

Sold Price

\$380,000

Sold Date

12-Jan-24

2

1

1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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