

## 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

3/3 FOX STREET 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

\$500,000

&

\$550,000

### 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

1/10 CULLIMORE COURT DANDENONG VIC 3175	\$590,000	09-May-25
3/103 CLOW STREET DANDENONG VIC 3175	\$570,000	16-Nov-24
12 HUCKSON STREET DANDENONG VIC 3175	\$528,000	13-Feb-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: 15 May 2025



## 1/10 CULLIMORE COURT DANDENONG VIC 3175

3 2 2

Sold Price

<sup>RS</sup> **\$590,000** Sold Date **09-May-25**

Distance **1.99km**



## 3/103 CLOW STREET DANDENONG VIC 3175

3 2 2

Sold Price

**\$570,000** Sold Date **16-Nov-24**

Distance **0.87km**



## 12 HUCKSON STREET DANDENONG VIC 3175

3 2 2

Sold Price

**\$528,000** Sold Date **13-Feb-25**

Distance **1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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