

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

3/32 STUD ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 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

1/32 STUD ROAD DANDENONG VIC 3175	\$531,000	17-Mar-25
4/88 PRINCES HIGHWAY DANDENONG VIC 3175	\$570,000	07-Apr-25
3/3 FOX STREET DANDENONG VIC 3175	\$592,000	31-May-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: 01 July 2025



1/32 STUD ROAD DANDENONG VIC 3175

Sold Price

\$531,000

Sold Date

17-Mar-25

3

2

1

Distance

0km



4/88 PRINCES HIGHWAY DANDENONG VIC 3175

Sold Price

\$570,000

Sold Date

07-Apr-25

3

2

1

Distance

1.15km



3/3 FOX STREET DANDENONG VIC 3175

Sold Price

^{RS}**\$592,000**

Sold Date

31-May-25

3

2

2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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