

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

3/34 HEMMINGS 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Townhouse

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

3/9 CARSON STREET DANDENONG VIC 3175	\$555,000	28-Nov-24
6 JACKS PLACE DANDENONG VIC 3175	\$600,000	21-Mar-25
5/59 WILMA AVENUE DANDENONG VIC 3175	\$620,000	23-Apr-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: 28 April 2025



**3/9 CARSON STREET
DANDENONG VIC 3175**

3 2 2

Sold Price **\$555,000** Sold Date **28-Nov-24**

Distance **0.43km**



**6 JACKS PLACE DANDENONG VIC
3175**

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **21-Mar-25**

Distance **1.46km**



**5/59 WILMA AVENUE
DANDENONG VIC 3175**

3 2 1

Sold Price **\$620,000** Sold Date **23-Apr-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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