

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 3/51-53 Scott Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$490,000

&

\$539,000

Median sale price

Median price

\$411,750

Property Type

Townhouse

Suburb

Dandenong (3175)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
32 HUTTON STREET, DANDENONG VIC 3175	\$530,000	26/08/2024
1/34 HEMMINGS STREET, DANDENONG VIC 3175	\$520,000	07/08/2024
1/32 STUD ROAD, DANDENONG VIC 3175	\$531,000	17/03/2025

This Statement of Information was prepared on: 09/04/2025