

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

3/61-63 CLOW 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

\$260,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

14/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$280,500	10-Oct-25
14/12 CLOSE AVENUE DANDENONG VIC 3175	\$270,000	15-Jul-25
14/9 MCFARLANE CRESCENT DANDENONG VIC 3175	\$270,000	16-Jul-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: 03 December 2025



**14/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$280,500** Sold Date **10-Oct-25**

Distance **1.53km**

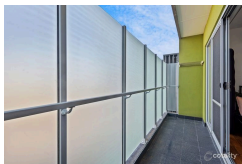


**14/12 CLOSE AVENUE
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$270,000** Sold Date **15-Jul-25**

Distance **1km**



**14/9 MCFARLANE CRESCENT
DANDENONG VIC 3175**

 1  1  1

Sold Price Sold Date **16-Jul-25**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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