

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

3/67 HAMMOND 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,500

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

1/15 WILMA AVENUE DANDENONG VIC 3175	\$385,000	25-Feb-25
7/103 MCCRAE STREET DANDENONG VIC 3175	\$385,000	23-Jan-25
3/35 HEMMINGS STREET DANDENONG VIC 3175	\$370,000	22-Jan-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: 09 July 2025



**1/15 WILMA AVENUE DANDENONG
VIC 3175**

2 1 1

Sold Price

\$385,000

Sold Date

25-Feb-25

Distance

1.74km



**7/103 MCCRAE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

Sold Date

23-Jan-25

Distance

1.27km



**3/35 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$370,000

Sold Date

22-Jan-25

Distance

1.56km



**12/44-46 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$330,000

Sold Date

26-Mar-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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