

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

39/35 DAVID 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 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 DAVID STREET DANDENONG VIC 3175	\$636,000	14-Jan-25
17 CONNELL LANE DANDENONG VIC 3175	\$640,000	26-Mar-25
1/13 PURDY AVENUE DANDENONG VIC 3175	\$668,000	06-Dec-24

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 June 2025



**1/32 DAVID STREET DANDENONG
VIC 3175**

 3  2  2

Sold Price

\$636,000

Sold Date

14-Jan-25

Distance

0.21km



**17 CONNELL LANE DANDENONG
VIC 3175**

 3  2  2

Sold Price

\$640,000

Sold Date

26-Mar-25

Distance

1.8km



**1/13 PURDY AVENUE DANDENONG
VIC 3175**

 3  2  2

Sold Price

\$668,000

Sold Date

06-Dec-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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