

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

4/101 MCCRAE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2025

to

31 Aug 2026

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

2/44 STUD ROAD DANDENONG VIC 3175	\$450,000	16-Jun-26
4/95 LANGHORNE STREET DANDENONG VIC 3175	\$460,000	08-Sep-26
6/93B LANGHORNE STREET DANDENONG VIC 3175	\$491,500	19-Jul-26

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: 23 September 2026



**2/44 STUD ROAD DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$450,000

Sold Date **16-Jun-26**

Distance **1.22km**



**4/95 LANGHORNE STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

^{RS} **\$460,000**

Sold Date **08-Sep-26**

Distance **0.19km**



**6/93B LANGHORNE STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$491,500

Sold Date **19-Jul-26**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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