

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

4/12 MASTERS 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

2/7 CANBERRA AVENUE DANDENONG VIC 3175	\$575,000	03-Oct-24
2/25 HARESTA AVENUE DANDENONG VIC 3175	\$580,000	03-May-24
3/21 BIRDWOOD AVENUE DANDENONG VIC 3175	\$575,000	27-May-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: 12 May 2025



**2/7 CANBERRA AVENUE
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$575,000** Sold Date **03-Oct-24**

Distance **1.38km**



**2/25 HARESTA AVENUE
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$580,000** Sold Date **03-May-24**

Distance **1.91km**



**3/21 BIRDWOOD AVENUE
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$575,000** Sold Date **27-May-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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