

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4/1370 Heatherton Road Dandenong, 3175
-------------------------------------------------	----------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$539,000
--------------	-----------

### Median sale price

Median price	\$380,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	28-Nov-2024	to	26-Nov-2025	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	4/13 Belfort Street, Dandenong, Vic 3175	\$520,000	29-Sep-2025
2	2/40 Bruce Street, Dandenong, Vic 3175	\$511,000	19-Sep-2025
3	1/8 Albert Street, Dandenong, Vic 3175	\$482,000	09-Aug-2025

This statement of information was prepared on 30-Dec-2025 at 12:51:05 PM AEDT