

## 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

5/19-27 CONNELL LANE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 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

4/57-59 CLEELAND STREET DANDENONG VIC 3175	\$410,000	20-Mar-25
1/28 JONES ROAD DANDENONG VIC 3175	\$430,000	24-Jan-25
5/35 HERBERT STREET DANDENONG VIC 3175	\$420,000	11-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: 27 March 2025



**4/57-59 CLEELAND STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

<sup>RS</sup>

**\$410,000**

Sold Date

**20-Mar-25**

Distance

**1.38km**



**1/28 JONES ROAD DANDENONG  
VIC 3175**

2 1 1

Sold Price

**\$430,000**

Sold Date

**24-Jan-25**

Distance

**0.97km**



**5/35 HERBERT STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

**\$420,000**

Sold Date

**11-Jan-25**

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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