

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

5/22 HEMMINGS 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

\$595,000

&

\$645,000

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

3/10-14 RODD STREET DANDENONG VIC 3175	\$640,000	27-Apr-25
5/59 WILMA AVENUE DANDENONG VIC 3175	\$620,000	07-Apr-25
7/1A KING GEORGE PARADE DANDENONG VIC 3175	\$615,000	14-Jun-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: 19 June 2025



**3/10-14 RODD STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price **\$640,000** Sold Date **27-Apr-25**

Distance **0.24km**

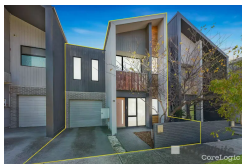


**5/59 WILMA AVENUE
DANDENONG VIC 3175**

 3  2  1

Sold Price **\$620,000** Sold Date **07-Apr-25**

Distance **0.75km**



**7/1A KING GEORGE PARADE
DANDENONG VIC 3175**

 3  2  1

Sold Price ^{RS} **\$615,000** Sold Date **14-Jun-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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