

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5/7 Hornsby Street, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$605,000 & \$665,000

Median sale price

Median price \$590,000 Property Type Townhouse Suburb Dandenong

Period - From 17/09/2024 to 16/09/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	6/60 Cheltenham Rd DANDENONG 3175	\$635,000	08/09/2025
2	138 Keneally St DANDENONG 3175	\$673,000	29/08/2025
3	18/68 Cheltenham Rd DANDENONG 3175	\$605,000	12/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/09/2025 22:24

Maggie Sun

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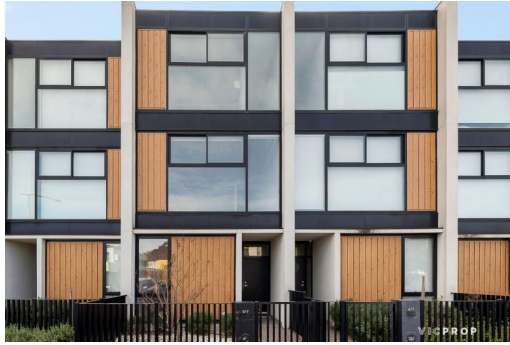
Maggie.Sun@vicprop.com.au

Indicative Selling Price

\$605,000 - \$665,000

Median Townhouse Price

17/09/2024 - 16/09/2025: \$590,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



6/60 Cheltenham Rd DANDENONG 3175 (REI)

Agent Comments

3 3 2

Price: \$635,000

Method: Private Sale

Date: 08/09/2025

Property Type: Townhouse (Single)



138 Keneally St DANDENONG 3175 (REI)

Agent Comments

3 3 2

Price: \$673,000

Method: Private Sale

Date: 29/08/2025

Property Type: Townhouse (Single)

Land Size: 103 sqm approx



18/68 Cheltenham Rd DANDENONG 3175 (REI)

Agent Comments

3 3 1

Price: \$605,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Townhouse (Res)