

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

5/9-11 WELLER 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 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

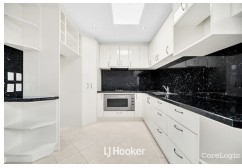
Date of sale

15/24 RODD STREET DANDENONG VIC 3175	\$296,000	16-Jan-25
6/16 RODD STREET DANDENONG VIC 3175	\$300,000	23-Oct-24
6/24 RODD STREET DANDENONG VIC 3175	\$320,000	05-Nov-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: 01 April 2025



**15/24 RODD STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price

\$296,000

Sold Date

16-Jan-25

Distance

0.29km



**6/16 RODD STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price

\$300,000

Sold Date

23-Oct-24

Distance

0.34km



**6/24 RODD STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price

\$320,000

Sold Date

05-Nov-24

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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