

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

6/41-43 BRUCE 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/32 STUD ROAD DANDENONG VIC 3175	\$575,000	02-Aug-25
3/15 CLEMENT STREET DANDENONG VIC 3175	\$530,000	01-May-25
2/67 JONES ROAD DANDENONG VIC 3175	\$585,000	07-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: 10 September 2025



3/32 STUD ROAD DANDENONG VIC 3175

 3
  2
  1

Sold Price

\$575,000

Sold Date **02-Aug-25**

Distance

0.51km


3/15 CLEMENT STREET DANDENONG VIC 3175

 3
  2
  1

Sold Price

\$530,000

Sold Date **01-May-25**

Distance

0.66km


2/67 JONES ROAD DANDENONG VIC 3175

 3
  1
  2

Sold Price

\$585,000

Sold Date **07-Jun-25**

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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