

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

6/61-63 CLOW 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

\$275,000

&

\$302,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

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

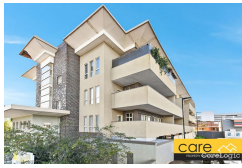
Date of sale

15/61-63 CLOW STREET DANDENONG VIC 3175	\$310,000	14-Jan-25
22/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$300,000	22-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: 15 April 2025



**15/61-63 CLOW STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$310,000** Sold Date **14-Jan-25**

Distance **0km**



**22/44 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price **\$300,000** Sold Date **22-Jan-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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