

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

7/103 MCCRAE 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

\$390,000

&

\$420,000

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

2/1 JOHN STREET DANDENONG VIC 3175	\$380,000	13-Sep-25
3/67 HAMMOND ROAD DANDENONG VIC 3175	\$415,000	26-Jul-25
4/2 CHANDLER ROAD NOBLE PARK VIC 3174	\$405,000	03-Jul-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: 30 September 2025



2/1 JOHN STREET DANDENONG VIC 3175

2 1 1

Sold Price

RS

\$380,000

Sold Date

13-Sep-25

Distance

0.91km



3/67 HAMMOND ROAD DANDENONG VIC 3175

2 1 1

Sold Price

RS

\$415,000

Sold Date

26-Jul-25

Distance

1.27km



4/2 CHANDLER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

\$405,000

Sold Date

03-Jul-25

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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