

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

7/3 MARKET 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

4/3 CLOSE AVENUE DANDENONG VIC 3175	\$340,000	20-Aug-25
42 PICKETT STREET DANDENONG VIC 3175	\$335,000	08-Aug-25
6/67 MCCRAE STREET DANDENONG VIC 3175	\$325,000	25-Sep-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: 17 October 2025



4/3 CLOSE AVENUE DANDENONG VIC 3175

1 1 1

Sold Price

\$340,000

Sold Date **20-Aug-25**

Distance **0.47km**



42 PICKETT STREET DANDENONG VIC 3175

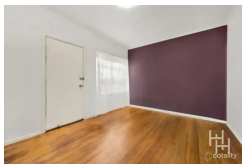
1 1 1

Sold Price

\$335,000

Sold Date **08-Aug-25**

Distance **0.67km**



6/67 MCCRAE STREET DANDENONG VIC 3175

1 1 1

Sold Price

^{RS} **\$325,000**

Sold Date **25-Sep-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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