

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

7/36 ANN 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Storage 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

12/24 RODD STREET DANDENONG VIC 3175	\$400,000	17-Sep-25
1/41-43 KING STREET DANDENONG VIC 3175	\$375,000	26-Aug-25
14/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$350,000	04-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: 08 October 2025

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**12/24 RODD STREET DANDENONG
VIC 3175**

Sold Price

^{RS} **\$400,000**

Sold Date

17-Sep-25

2 1 1

Distance

0.83km



**1/41-43 KING STREET
DANDENONG VIC 3175**

Sold Price

^{RS} **\$375,000**

Sold Date

26-Aug-25

2 1 1

Distance

0.64km



**14/44 PRINCES HIGHWAY
DANDENONG VIC 3175**

Sold Price

^{RS} **\$350,000**

Sold Date

04-Sep-25

2 1 1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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