

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

7/42-44 BRYANTS ROAD 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

\$370,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

7/103 MCCRAE STREET DANDENONG VIC 3175	\$385,000	23-Jan-25
3/84 CLOW STREET DANDENONG VIC 3175	\$375,000	19-Dec-24
1/15 WILMA AVENUE DANDENONG VIC 3175	\$385,000	25-Feb-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: 16 May 2025



7/103 MCCRAE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$385,000** Sold Date **23-Jan-25**

Distance **0.93km**



3/84 CLOW STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$375,000** Sold Date **19-Dec-24**

Distance **1.52km**



1/15 WILMA AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$385,000** Sold Date **25-Feb-25**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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