

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

7/47 POTTER 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

\$340,000

&

\$350,000

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

6/37 HEMMINGS STREET DANDENONG VIC 3175	\$345,000	18-Aug-25
5/57 CLOW STREET DANDENONG VIC 3175	\$364,000	05-Sep-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: 14 October 2025



6/37 HEMMINGS STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$345,000** Sold Date **18-Aug-25**

Distance **0.23km**



5/57 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$364,000** Sold Date **05-Sep-25**

Distance **1.26km**



14/44 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$350,000** Sold Date **04-Sep-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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