

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

7/58 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

\$300,000

&

\$330,000

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

2/63 PRINCES HIGHWAY DANDENONG VIC 3175	\$325,000	09-Aug-24
12/44-46 POTTER STREET DANDENONG VIC 3175	\$330,000	26-Mar-25
PRINCES HIGHWAY DANDENONG VIC 3175	\$325,000	09-Aug-24

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: 21 October 2025



2/63 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

Sold Price **\$325,000** Sold Date **09-Aug-24**

Distance **0.07km**

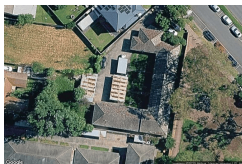


12/44-46 POTTER STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$330,000** Sold Date **26-Mar-25**

Distance **0.13km**



PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

Sold Price **\$325,000** Sold Date **09-Aug-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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