

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

9/2-4 HUTTON 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

\$250,000

&

\$270,000

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

6/6 HUTTON STREET DANDENONG VIC 3175	\$281,000	06-Jun-25
6/64-66 SCOTT STREET DANDENONG VIC 3175	\$250,000	22-Aug-25
3/60-62 HERBERT STREET DANDENONG VIC 3175	\$295,000	17-Jul-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: 28 October 2025

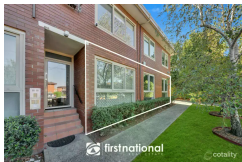


6/6 HUTTON STREET DANDENONG VIC 3175

2 1 1

Sold Price \$281,000 Sold Date 06-Jun-25

Distance **0.03km**



6/64-66 SCOTT STREET DANDENONG VIC 3175

2 1 1

Sold Price \$250,000 Sold Date 22-Aug-25

Distance **0.21km**



3/60-62 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price \$295,000 Sold Date 17-Jul-25

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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