

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

9/38 KING 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 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

5/15 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	11-Sep-25
5/57 CLOW STREET DANDENONG VIC 3175	\$364,000	05-Sep-25
6/37 HEMMINGS STREET DANDENONG VIC 3175	\$345,000	26-Aug-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 September 2025



**5/15 CLOSE AVENUE DANDENONG
VIC 3175**

Sold Price

^{RS} **\$320,000**

Sold Date

11-Sep-25

 2  1  1

Distance

0.88km



**5/57 CLOW STREET DANDENONG
VIC 3175**

Sold Price

^{RS} **\$364,000**

Sold Date

05-Sep-25

 2  1  1

Distance

0.09km



**6/37 HEMMINGS STREET
DANDENONG VIC 3175**

Sold Price

^{RS} **\$345,000**

Sold Date

26-Aug-25

 2  1  1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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