

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

3/53-55 STUD 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

\$549,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,080

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2025

to

30 Jun 2026

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

4/17-19 EDITH STREET DANDENONG VIC 3175	\$600,000	08-Jun-25
4/16 MACPHERSON STREET DANDENONG VIC 3175	\$600,000	14-Apr-26
47C KING STREET DANDENONG VIC 3175	\$600,000	10-Jul-26

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: 13 July 2026



4/17-19 EDITH STREET
DANDENONG VIC 3175

3 2 1

Sold Price **\$600,000** Sold Date **08-Jun-25**

Distance **0.29km**



4/16 MACPHERSON STREET
DANDENONG VIC 3175

3 2 -

Sold Price ^{RS} **\$600,000** Sold Date **14-Apr-26**

Distance **0.86km**



47C KING STREET DANDENONG
VIC 3175

3 2 2

Sold Price Sold Date **10-Jul-26**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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