

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

5/3 MARKET 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

\$382,000

&

\$422,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2024

to

31 Jul 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

135/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	30-Sep-24
9/69 CLOW STREET DANDENONG VIC 3175	\$420,000	13-Oct-24
7/19 CLOSE AVENUE DANDENONG VIC 3175	\$390,000	11-May-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: 26 August 2025

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**135/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price **\$390,000** Sold Date **30-Sep-24**

Distance **1.37km**



**9/69 CLOW STREET DANDENONG
VIC 3175**

2 2 1

Sold Price **\$420,000** Sold Date **13-Oct-24**

Distance **0.6km**



**7/19 CLOSE AVENUE DANDENONG
VIC 3175**

2 2 1

Sold Price **\$390,000** Sold Date **11-May-25**

Distance **0.61km**

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

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