

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

4/21 MACPHERSON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2024

to

30 Nov 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

2/35 SARONA STREET DANDENONG VIC 3175	\$560,000	07-Oct-25
3/44 STUD ROAD DANDENONG VIC 3175	\$475,000	28-Jul-25
2/40 BRUCE STREET DANDENONG VIC 3175	\$511,000	18-Nov-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: 01 December 2025



2/35 SARONA STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$560,000** Sold Date **07-Oct-25**

Distance **0.22km**


3/44 STUD ROAD DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$475,000** Sold Date **28-Jul-25**

Distance **0.72km**


2/40 BRUCE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$511,000** Sold Date **18-Nov-25**

Distance **1.02km**
RS = Recent sale

UN = Undisclosed Sale

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