

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

4/22 HEMMINGS 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

\$675,000

&

\$725,000

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

2/3 SIXTH AVENUE DANDENONG VIC 3175	\$700,000	30-Apr-25
44 RAILWAY PARADE DANDENONG VIC 3175	\$730,000	13-Mar-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: 08 September 2025

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**2/3 SIXTH AVENUE DANDENONG
VIC 3175**

3 2 1

Sold Price **\$700,000** Sold Date **30-Apr-25**

Distance **0.54km**



**44 RAILWAY PARADE
DANDENONG VIC 3175**

3 2 1

Sold Price **\$730,000** Sold Date **13-Mar-25**

Distance **0.51km**

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

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