

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/3 Sutherland Road Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$390,000 & \$429,000
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Median sale price

Median price	\$420,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Oct-2025	to	29-Sep-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	4/84 Clow Street, Dandenong, Vic 3175	\$410,000	19-Aug-2026
2	1/52 Potter Street, Dandenong, Vic 3175	\$432,500	17-Aug-2026
3	6/103 McCrae Street, Dandenong, Vic 3175	\$420,000	22-Jun-2026

This statement of information was prepared on 29-Sep-2026 at 7:11:20 PM AEST