

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

1/44 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/41 POTTER STREET DANDENONG VIC 3175	\$295,000	19-May-25
5/9-11 WELLER STREET DANDENONG VIC 3175	\$290,000	07-Apr-25
4/20 CLOSE AVENUE DANDENONG VIC 3175	\$300,000	12-Dec-24

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: 12 June 2025



3/41 POTTER STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

^{RS}
\$295,000

Sold Date

19-May-25

Distance

0.1km


5/9-11 WELLER STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

^{RS}
\$290,000

Sold Date

07-Apr-25

Distance

0.11km


4/20 CLOSE AVENUE DANDENONG VIC 3175

 2
  1
  -

Sold Price

\$300,000

Sold Date

12-Dec-24

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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