

## 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

9/99 KIRKHAM ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/79 HAMMOND ROAD DANDENONG VIC 3175 | \$430,000 | 25-Feb-25 |
| 3/31 BRYANTS ROAD DANDENONG VIC 3175 | \$420,000 | 06-Jun-25 |
| 2/53 HAMMOND ROAD DANDENONG VIC 3175 | \$430,000 | 05-Jun-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: 03 July 2025



**2/79 HAMMOND ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$430,000** Sold Date **25-Feb-25**

Distance **0.24km**



**3/31 BRYANTS ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price <sup>RS</sup> **\$420,000** Sold Date **06-Jun-25**

Distance **0.67km**



**2/53 HAMMOND ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **05-Jun-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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