

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

7/23 HERBERT 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

\$475,000

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

2/40 BRUCE STREET DANDENONG VIC 3175	\$511,000	18-Nov-25
7/48 DAVID STREET DANDENONG VIC 3175	\$530,000	01-Dec-25
2/3 MELBE CRESCENT DANDENONG VIC 3175	\$555,500	22-Oct-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: 09 December 2025

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2/40 BRUCE STREET DANDENONG VIC 3175 Sold Price **\$511,000** Sold Date **18-Nov-25**
 Distance **0.65km**

 2
  1
  1



7/48 DAVID STREET DANDENONG VIC 3175 Sold Price ^{RS} **\$530,000** Sold Date **01-Dec-25**
 Distance **0.41km**

 2
  1
  1



2/3 MELBE CRESCENT DANDENONG VIC 3175 Sold Price **\$555,500** Sold Date **22-Oct-25**
 Distance **0.11km**

 2
  1
  1

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

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