

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

2/69 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

1/57 WILMA AVENUE DANDENONG VIC 3175	\$590,000	01-Apr-25
3/51-53 SCOTT STREET DANDENONG VIC 3175	\$525,000	07-May-25
104 KENEALLY STREET DANDENONG VIC 3175	\$555,000	30-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: 14 May 2025



1/57 WILMA AVENUE DANDENONG VIC 3175

3 1 1

Sold Price \$590,000 Sold Date 01-Apr-25

Distance **0.52km**



3/51-53 SCOTT STREET DANDENONG VIC 3175

3 1 1

Sold Price ^{RS} **\$525,000 Sold Date 07-May-25**

Distance **0.6km**



104 KENEALLY STREET DANDENONG VIC 3175

3 1 1

Sold Price **\$555,000 Sold Date 30-Mar-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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