

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

1/29 PICKETT 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

\$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

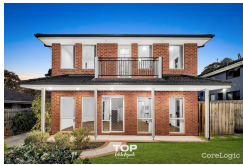
Date of sale

1/22 CLOSE AVENUE DANDENONG VIC 3175	\$540,000	10-Feb-25
21 STANLEY STREET DANDENONG VIC 3175	\$530,000	27-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: 16 June 2025



1/22 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$540,000

Sold Date

10-Feb-25

2

2

1

Distance

0.4km



21 STANLEY STREET DANDENONG VIC 3175

Sold Price

^{RS}\$530,000

Sold Date

27-May-25

3

1

-

Distance

0.42km



104 KENEALLY STREET DANDENONG VIC 3175

Sold Price

\$555,000

Sold Date

30-Mar-25

3

1

1

Distance

0.73km

RS = Recent sale UN = Undisclosed Sale

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