

## 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

27 CORNELIUS STREET 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

\$710,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 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

26 LEONARD STREET DANDENONG VIC 3175

\$765,000

01-Mar-25

30 OSWALD STREET DANDENONG VIC 3175

\$785,000

09-Apr-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: 23 July 2025



## 26 LEONARD STREET DANDENONG VIC 3175

4 1 2

Sold Price **\$765,000** Sold Date **01-Mar-25**

Distance **0.26km**



## 30 OSWALD STREET DANDENONG VIC 3175

4 2 1

Sold Price **\$785,000** Sold Date **09-Apr-25**

Distance **0.61km**

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

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