

## 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

7/99 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

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,500

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

7/42-44 BRYANTS ROAD DANDENONG VIC 3175	-	16-Jun-25
1/29 FREDERICK STREET DANDENONG VIC 3175	\$397,000	08-May-25
103/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$365,000	24-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 July 2025



**7/42-44 BRYANTS ROAD  
DANDENONG VIC 3175**

2 1 1

Sold Price

RS UN

Sold Date **16-Jun-25**

Distance **0.65km**



**1/29 FREDERICK STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

**\$397,000** Sold Date **08-May-25**

Distance **0.91km**



**103/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

2 1 1

Sold Price

**\$365,000** Sold Date **24-Mar-25**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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