

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

2/44 STUD ROAD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 2026

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

8/27 STUD ROAD DANDENONG VIC 3175	\$410,000	10-Dec-25
2/89 ANN STREET DANDENONG VIC 3175	\$480,000	27-Nov-25
11/35 HERBERT STREET DANDENONG VIC 3175	\$473,000	11-Apr-26

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: 18 May 2026



**8/27 STUD ROAD DANDENONG
VIC 3175**

2 1 1

Sold Price **\$410,000** Sold Date **10-Dec-25**

Distance **0.18km**



**2/89 ANN STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$480,000** Sold Date **27-Nov-25**

Distance **0.23km**



**11/35 HERBERT STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$473,000** Sold Date **11-Apr-26**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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