

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

3/32 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

\$500,000

&

\$550,000

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

4/88 PRINCES HIGHWAY DANDENONG VIC 3175	\$570,000	07-Apr-25
4/17-19 EDITH STREET DANDENONG VIC 3175	\$600,000	08-Jun-25
1/32 STUD ROAD DANDENONG VIC 3175	\$531,000	17-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: 15 July 2025



4/88 PRINCES HIGHWAY DANDENONG VIC 3175

 3  2  1

Sold Price **\$570,000** Sold Date **07-Apr-25**

Distance **1.15km**

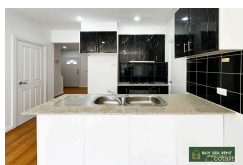


4/17-19 EDITH STREET DANDENONG VIC 3175

 3  2  1

Sold Price ^{RS} **\$600,000** Sold Date **08-Jun-25**

Distance **0.34km**



1/32 STUD ROAD DANDENONG VIC 3175

 3  2  1

Sold Price **\$531,000** Sold Date **17-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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