

## 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](https://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

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

|  |           |           |
|--|-----------|-----------|
| 2/35 GRACE AVENUE DANDENONG VIC 3175   | \$520,000 | 14-May-25 |
| 3/15 CLEMENT STREET DANDENONG VIC 3175 | \$530,000 | 01-May-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: 24 July 2025



**2/35 GRACE AVENUE  
DANDENONG VIC 3175**

3 2 1

Sold Price **\$520,000** Sold Date **14-May-25**

Distance **0.35km**



**3/15 CLEMENT STREET  
DANDENONG VIC 3175**

3 2 1

Sold Price **\$530,000** Sold Date **01-May-25**

Distance **0.15km**



**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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