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	34/35 DAVID STREET 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Aug 2024	to	31 Jul 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
10/35 DAVID STREET DANDENONG VIC 3175	$519,000	11-Jun-25
2/8 DAY STREET DANDENONG VIC 3175	$520,000	17-May-25
2/9 POTTER STREET DANDENONG VIC 3175	$512,000	16-May-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: 19 August 2025

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10/35 DAVID STREET DANDENONG VIC 3175

2 1 1

Sold Price **$519,000** Sold Date **11-Jun-25**

Distance **0km**



2/8 DAY STREET DANDENONG VIC 3175

2 - 2

Sold Price **$520,000** Sold Date **17-May-25**

Distance **0.72km**



2/9 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$512,000** Sold Date **16-May-25**

Distance **1.16km**

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

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