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	11/35 HERBERT 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	$428,000	&	$468,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2025	to	28 Feb 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
8/35 HERBERT STREET DANDENONG VIC 3175	$445,000	07-Oct-25
5/35 HERBERT STREET DANDENONG VIC 3175	$420,000	11-Jan-25
14/35 HERBERT STREET DANDENONG VIC 3175	$485,000	19-Jan-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: 19 March 2026

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8/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$445,000** Sold Date **07-Oct-25**

Distance **0km**



5/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$420,000** Sold Date **11-Jan-25**

Distance **0km**



14/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$485,000** Sold Date **19-Jan-26**

Distance **0km**

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

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