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	3/12 Macpherson Street, Dandenong VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $420,000 & $460,000

Median sale price

Median price $492,080 Property Type Unit Suburb Dandenong

Period - From 16/01/2026 to 15/07/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/44 Stud Road Dandenong VIC 3175	$450,000	30/06/2026
4/57-59 Cleeland Street Dandenong VIC 3175	$425,000	19/02/2026
12/61 James Street Dandenong VIC 3175	$437,500	18/05/2026

This Statement of Information was prepared on: 16/07/2026