Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/18 Ray Street Dandenong, 3175

Indicative selling price

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

Range between	$600,000 & $650,000

Median sale price

Median price	$411,500	Property Type	UNIT	Suburb	DANDENONG
Period - From	09-May-2025	to	07-May-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2/48-50 Ann Street, Dandenong, Vic 3175	$620,000	27-Jan-2026
2	3/48-50 Ann Street, Dandenong, Vic 3175	$645,000	31-Dec-2025
3	4/48-50 Ann Street, Dandenong, Vic 3175	$645,000	14-Mar-2026

This statement of information was prepared on 25-May-2026 at 3:54:15 PM AEST