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	1/59 HAMMOND ROAD 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	$499,000	&	$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$492,080	Property type	Unit	Suburb	Dandenong
Period-from	01 Aug 2025	to	31 Jul 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
3/52 HAMMOND ROAD DANDENONG VIC 3175	$480,000	01-May-26
2/43 CANBERRA AVENUE DANDENONG VIC 3175	$526,500	13-May-26
3/36 CANBERRA AVENUE DANDENONG VIC 3175	$490,000	10-Apr-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.~~

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3/52 HAMMOND ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$480,000** Sold Date **01-May-26**

Distance **0.07km**

2/43 CANBERRA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$526,500** Sold Date **13-May-26**

Distance **0.18km**

3/36 CANBERRA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price RS **$490,000** Sold Date **10-Apr-26**

Distance **0.23km**

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

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