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	17 HUCKSON 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	$459,000	&	$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$481,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2025	to	30 Apr 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
1/10 HEMMINGS STREET DANDENONG VIC 3175	$452,000	03-Feb-26
37 ALEX SCOTT WAY DANDENONG VIC 3175	$485,000	29-Jan-26
47A KENEALLY STREET DANDENONG VIC 3175	$500,000	11-Mar-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: 11 May 2026

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1/10 HEMMINGS STREET DANDENONG VIC 3175

2 1 1

Sold Price **$452,000** Sold Date **03-Feb-26**

Distance **0.98km**



37 ALEX SCOTT WAY DANDENONG VIC 3175

2 1 1

Sold Price **$485,000** Sold Date **29-Jan-26**

Distance **0.08km**



47A KENEALLY STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$500,000** Sold Date **11-Mar-26**

Distance **0.33km**

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

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