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	3/11 POTTER 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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Aug 2024	to	31 Jul 2025	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
2/21 POTTER STREET DANDENONG VIC 3175	$330,000	28-Jul-25
12/44-46 POTTER STREET DANDENONG VIC 3175	$330,000	26-Mar-25
1/12 HUTTON STREET DANDENONG VIC 3175	$340,000	19-Jun-25

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: 15 August 2025

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2/21 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $330,000 Sold Date 28-Jul-25

Distance 0.08km



12/44-46 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price $330,000 Sold Date 26-Mar-25

Distance 0.39km



1/12 HUTTON STREET DANDENONG VIC 3175

2 1 1

Sold Price $340,000 Sold Date 19-Jun-25

Distance 0.44km

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

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