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	1/33 GLADSTONE 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	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2025	to	31 Jan 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
8/112 PRINCES HIGHWAY DANDENONG VIC 3175	$375,000	13-Feb-26
23/116 PRINCES HIGHWAY DANDENONG VIC 3175	$370,000	05-Feb-26
3/19 CLOSE AVENUE DANDENONG VIC 3175	$395,000	24-Dec-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.~~

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8/112 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price RS $375,000 Sold Date 13-Feb-26

Distance 0.68km



23/116 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price RS $370,000 Sold Date 05-Feb-26

Distance 0.64km



3/19 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price $395,000 Sold Date 24-Dec-25

Distance 1.23km

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

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