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	6/44 PICKETT 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	$299,999	&	$329,998

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jan 2025	to	31 Dec 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
1/99 MCCRAE STREET DANDENONG VIC 3175	$315,000	07-Jan-26
4/153 PRINCES HIGHWAY DANDENONG VIC 3175	$340,000	25-Nov-25
9/21 POTTER STREET DANDENONG VIC 3175	$320,000	13-Nov-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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1/99 MCCRAE STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $315,000 Sold Date 07-Jan-26

Distance 1.5km

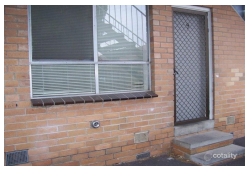


4/153 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price RS $340,000 Sold Date 25-Nov-25

Distance 0.96km



9/21 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price $320,000 Sold Date 13-Nov-25

Distance 0.28km

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

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