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	1/13 HEMMINGS 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	$400,000	&	$440,000

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
3/19 CLOSE AVENUE DANDENONG VIC 3175	$395,000	03-Jan-26
1/57-59 CLEELAND STREET DANDENONG VIC 3175	$480,000	19-Nov-25
7/55 CLOW STREET DANDENONG VIC 3175	$372,000	04-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.~~

This Statement of Information was prepared on: 13 January 2026

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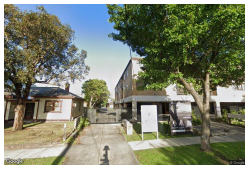


3/19 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price RS $395,000 Sold Date 03-Jan-26

Distance 0.13km



1/57-59 CLEELAND STREET DANDENONG VIC 3175

2 1 2

Sold Price $480,000 Sold Date 19-Nov-25

Distance 0.52km



7/55 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $372,000 Sold Date 04-Dec-25

Distance 0.89km

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

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