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	5 BESS COURT 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	$599,000	&	$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,500	Property type	House	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
76 SCOTT STREET DANDENONG VIC 3175	$618,000	07-Nov-25
1/5 PEACH COURT DOVETON VIC 3177	$599,000	31-Oct-25
11 JONES ROAD DANDENONG VIC 3175	$507,000	23-Jul-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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76 SCOTT STREET DANDENONG VIC 3175

3 1 1

Sold Price RS $618,000 Sold Date 07-Nov-25

Distance 1.84km



1/5 PEACH COURT DOVETON VIC 3177

3 - -

Sold Price $599,000 Sold Date 31-Oct-25

Distance 0.76km



11 JONES ROAD DANDENONG VIC 3175

4 1 1

Sold Price $507,000 Sold Date 23-Jul-25

Distance 2.35km

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

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