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	9/2-4 HUTTON 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	$250,000	&	$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$468,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Nov 2024	to	31 Oct 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
6/64-66 SCOTT STREET DANDENONG VIC 3175	$250,000	22-Aug-25
6/44 PICKETT STREET DANDENONG VIC 3175	$292,000	10-Sep-25
4/49 POTTER STREET DANDENONG VIC 3175	$285,000	11-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.~~

This Statement of Information was prepared on: 25 November 2025

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6/64-66 SCOTT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$250,000** Sold Date **22-Aug-25**

Distance **0.21km**



6/44 PICKETT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$292,000** Sold Date **10-Sep-25**

Distance **0.35km**



4/49 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$285,000** Sold Date **11-Jul-25**

Distance **0.72km**

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

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