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	39/35 DAVID 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
1/32 DAVID STREET DANDENONG VIC 3175	$636,000	14-Jan-25
17 CONNELL LANE DANDENONG VIC 3175	$640,000	26-Mar-25
1/13 PURDY AVENUE DANDENONG VIC 3175	$668,000	06-Dec-24

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: 03 June 2025

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1/32 DAVID STREET DANDENONG VIC 3175

3 2 2

Sold Price **$636,000** Sold Date **14-Jan-25**

Distance **0.21km**



17 CONNELL LANE DANDENONG VIC 3175

3 2 2

Sold Price **$640,000** Sold Date **26-Mar-25**

Distance **1.8km**



1/13 PURDY AVENUE DANDENONG VIC 3175

3 2 2

Sold Price **$668,000** Sold Date **06-Dec-24**

Distance **0.87km**

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

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