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	3/3 FOX 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2024	to	30 Apr 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
1/10 CULLIMORE COURT DANDENONG VIC 3175	$590,000	09-May-25
3/103 CLOW STREET DANDENONG VIC 3175	$570,000	16-Nov-24
12 HUCKSON STREET DANDENONG VIC 3175	$528,000	13-Feb-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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1/10 CULLIMORE COURT DANDENONG VIC 3175

3 2 2

Sold Price RS $590,000 Sold Date 09-May-25

Distance 1.99km



3/103 CLOW STREET DANDENONG VIC 3175

3 2 2

Sold Price $570,000 Sold Date 16-Nov-24

Distance 0.87km



12 HUCKSON STREET DANDENONG VIC 3175

3 2 2

Sold Price $528,000 Sold Date 13-Feb-25

Distance 1.47km

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

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