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	5/19-27 CONNELL LANE 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	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2024	to	28 Feb 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
4/57-59 CLEELAND STREET DANDENONG VIC 3175	$410,000	20-Mar-25
1/28 JONES ROAD DANDENONG VIC 3175	$430,000	24-Jan-25
5/35 HERBERT STREET DANDENONG VIC 3175	$420,000	11-Jan-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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4/57-59 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $410,000 Sold Date 20-Mar-25

Distance 1.38km



1/28 JONES ROAD DANDENONG VIC 3175

2 1 1

Sold Price $430,000 Sold Date 24-Jan-25

Distance 0.97km



5/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price $420,000 Sold Date 11-Jan-25

Distance 1.46km

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

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