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	68 Railway Parade, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$620,000	&	$682,000

Median sale price

Median price	$710,000	Property Type	House	Suburb	Dandenong (3175)
Period - From	01/10/2023	to	30/09/2024	Source	Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
60 JESSON CRESCENT, DANDENONG VIC 3175	$660,000	27/05/2024
38 ANN STREET, DANDENONG VIC 3175	$667,500	05/10/2024
7 OSWALD STREET, DANDENONG VIC 3175	$665,000	06/04/2024

This Statement of Information was prepared on: 09/10/2024