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	3/34 HEMMINGS 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	$565,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Townhouse	Suburb	Dandenong
Period-from	01 Apr 2024	to	31 Mar 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
3/9 CARSON STREET DANDENONG VIC 3175	$555,000	28-Nov-24
6 JACKS PLACE DANDENONG VIC 3175	$600,000	21-Mar-25
5/59 WILMA AVENUE DANDENONG VIC 3175	$620,000	23-Apr-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: 28 April 2025

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3/9 CARSON STREET DANDENONG VIC 3175

3 2 2

Sold Price **$555,000** Sold Date **28-Nov-24**

Distance **0.43km**



6 JACKS PLACE DANDENONG VIC 3175

3 2 2

Sold Price RS **$600,000** Sold Date **21-Mar-25**

Distance **1.46km**



5/59 WILMA AVENUE DANDENONG VIC 3175

3 2 1

Sold Price **$620,000** Sold Date 23-Apr-25

Distance **0.67km**

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

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