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	2/99 CLEELAND 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$467,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
4/35 ANN STREET DANDENONG VIC 3175	$367,500	04-May-25
14/35 ANN STREET DANDENONG VIC 3175	$360,000	03-Jul-25
1/102 DAVID STREET DANDENONG VIC 3175	$362,000	17-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: 16 October 2025

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4/35 ANN STREET DANDENONG VIC 3175

2 1 2

Sold Price **$367,500** Sold Date **04-May-25**

Distance **0.08km**



14/35 ANN STREET DANDENONG VIC 3175

2 1 4

Sold Price **$360,000** Sold Date **03-Jul-25**

Distance **0.08km**



1/102 DAVID STREET DANDENONG VIC 3175

2 1 1

Sold Price **$362,000** Sold Date **17-Dec-24**

Distance **0.22km**

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

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