Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	56-58 Langhorne Street Dandenong, 3175

Indicative selling price

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

Range between	$1,500,000 & $1,600,000

Median sale price

Median price	$730,000	Property Type	DEVELOPMENT	Suburb	DANDENONG
Period - From	01-Feb-2024	to	31-Jan-2025	Source	real estate

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	18 SOMERSET DRIVE DANDENONG NORTH VIC 3175	$1,115,000	09-Nov-2024
2	5 RYLANDS ROAD DANDENONG VIC 3175	$1,060,000	14-Dec-2024
3	9 LANDSBOROUGH CLOSE ENDEAVOUR HILLS VIC 3802	$1,300,000	21-Sep-2024

This statement of information was prepared on 29-Sep-2025 at 12:13:54 PM AEST