

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

6/15 JAMES 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

13/51-53 JAMES STREET DANDENONG VIC 3175	\$400,000	02-Apr-25
4/3 JAMES STREET DANDENONG VIC 3175	\$415,000	27-Dec-24
2/20 VIZARD STREET DANDENONG VIC 3175	\$435,000	13-Feb-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: 05 May 2025



**13/51-53 JAMES STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$400,000** Sold Date **02-Apr-25**

Distance **0.37km**



**4/3 JAMES STREET DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **27-Dec-24**

Distance **0.16km**



**2/20 VIZARD STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$435,000** Sold Date **13-Feb-25**

Distance **0.66km**

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

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