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<br>Including suburb and postcode | 17 EVERITT 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 | $640,000 | & | $704,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $750,000 | Property type | Townhouse | Suburb | Dandenong |
| Period-from | 01 Aug 2024 | to | 31 Jul 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 |
|---|---|---|
| 26 STEVEN STREET DANDENONG VIC 3175 | $665,000 | 16-Mar-25 |
| 2/11 MOOMBA PARADE DANDENONG VIC 3175 | $710,099 | 09-Aug-25 |
| 44 RAILWAY PARADE DANDENONG VIC 3175 | $730,000 | 13-Mar-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.~~

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**26 STEVEN STREET DANDENONG VIC 3175**

3 2 2

Sold Price **$665,000** Sold Date **16-Mar-25**

Distance **0.21km**

**2/11 MOOMBA PARADE DANDENONG VIC 3175**

3 3 1

Sold Price RS **$710,099** Sold Date **09-Aug-25**

Distance **0.18km**

**44 RAILWAY PARADE DANDENONG VIC 3175**

3 2 1

Sold Price **$730,000** Sold Date **13-Mar-25**

Distance **0.69km**

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

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