

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

4/8 ALBERT 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 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

5/57 CLOW STREET DANDENONG VIC 3175	\$364,000	05-Sep-25
1/57 CLOW STREET DANDENONG VIC 3175	\$340,000	29-Mar-25
6/57 CLOW STREET DANDENONG VIC 3175	\$365,000	21-May-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: 12 September 2025



**5/57 CLOW STREET DANDENONG
VIC 3175**

Sold Price

^{RS}

\$364,000

Sold Date

05-Sep-25

 2

 1

 1

Distance

1.94km



**1/57 CLOW STREET DANDENONG
VIC 3175**

Sold Price

\$340,000

Sold Date

29-Mar-25

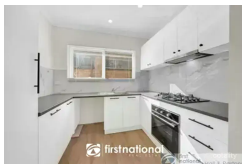
 2

 1

 2

Distance

1.94km



**6/57 CLOW STREET DANDENONG
VIC 3175**

Sold Price

\$365,000

Sold Date

21-May-25

 2

 1

 1

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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